

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address Including suburb and postcode 302/25 Lynch Street, Hawthorn Vic 3122

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$540,000 & \$560,000

### Median sale price

Median price \$570,000 Property Type Unit Suburb Hawthorn

Period - From 01/07/2023 to 30/06/2024 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	109/10 Lilydale Gr HAWTHORN EAST 3123	\$580,000	19/07/2024
2	10/21 Glen St HAWTHORN 3122	\$548,000	16/07/2024
3	2/5 Stanley Av HAWTHORN EAST 3123	\$555,000	29/05/2024

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 26/07/2024 09:22



**Property Type:** Apartment

Agent Comments

## Comparable Properties



**109/10 Lilydale Gr HAWTHORN EAST 3123 (REI)**

Agent Comments



**Price:** \$580,000

**Method:** Sold Before Auction

**Date:** 19/07/2024

**Property Type:** Apartment



**10/21 Glen St HAWTHORN 3122 (REI)**

Agent Comments



**Price:** \$548,000

**Method:** Private Sale

**Date:** 16/07/2024

**Property Type:** Apartment



**2/5 Stanley Av HAWTHORN EAST 3123 (REI)**

Agent Comments



**Price:** \$555,000

**Method:** Private Sale

**Date:** 29/05/2024

**Property Type:** Apartment