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	cons	sumer.vic.go	ov.au/	<i>underquot</i>	ing		
Range betweer	\$540,000		&		\$560,000			
Median sale p	rice							
Median price	\$570,000	Pro	operty Type	Unit			Suburb	Hawthorn
Period - From	01/07/2023	to	30/06/2024		So	urce	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.

Ado	dress 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



MRE





Property Type: Apartment Agent Comments

Michael Fava 98292937 0419167934 mfava@melbournerealestate.com.au

> Indicative Selling Price \$540,000 - \$560,000 Median Unit Price Year ending June 2024: \$570,000

Comparable Properties



109/10 Lilydale Gr HAWTHORN EAST 3123 Agent Comments (REI)



Price: \$580,000 Method: Sold Before Auction Date: 19/07/2024 Property Type: Apartment

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

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



propertydata

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