

## 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

111/17 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$368,000

&

\$380,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Jul 2023

to

30 Jun 2024

Source

Corelogic

### 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 6 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

216/311 BURWOOD ROAD HAWTHORN VIC 3122	\$380,000	09-Mar-24
309/311 BURWOOD ROAD HAWTHORN VIC 3122	\$370,000	27-Mar-24
310/2 GOLDING STREET HAWTHORN VIC 3122	\$380,000	26-Jun-24

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 6 months.~~

This Statement of Information was prepared on: 29 July 2024



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**216/311 BURWOOD ROAD  
HAWTHORN VIC 3122**

1 1 1

Sold Price **\$380,000** Sold Date **09-Mar-24**

Distance **0.06km**



**309/311 BURWOOD ROAD  
HAWTHORN VIC 3122**

1 1 1

Sold Price **\$370,000** Sold Date **27-Mar-24**

Distance **0.06km**



**310/2 GOLDING STREET  
HAWTHORN VIC 3122**

1 1 1

Sold Price <sup>RS</sup> **\$380,000** Sold Date **26-Jun-24**

Distance **0.06km**

RS = Recent sale      UN = Undisclosed Sale

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