

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

207/80 LYNCH STREET HAWTHORN VIC 3122

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$552,500

Property type

Unit

Suburb

Hawthorn

Period-from

01 Aug 2023

to

31 Jul 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

G04/80 LYNCH STREET HAWTHORN VIC 3122	\$415,000	01-Dec-23
115/17 LYNCH STREET HAWTHORN VIC 3122	\$410,000	16-Jan-24
520/311 BURWOOD ROAD HAWTHORN VIC 3122	\$408,388	02-May-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: 14 August 2024



**G04/80 LYNCH STREET
HAWTHORN VIC 3122**

 1  1  1

Sold Price **\$415,000** Sold Date **01-Dec-23**

Distance **0.02km**

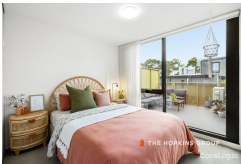


**115/17 LYNCH STREET HAWTHORN
VIC 3122**

 1  1  1

Sold Price **\$410,000** Sold Date **16-Jan-24**

Distance **0.06km**



**520/311 BURWOOD ROAD
HAWTHORN VIC 3122**

 1  1  1

Sold Price ^{RS} **\$408,388** ^{UN} Sold Date **02-May-24**

Distance **0.04km**

RS = Recent sale

UN = Undisclosed Sale

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