

## 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

113/17 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

\$380,000

&

\$410,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Jan 2021

to

31 Dec 2021

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

211/311 Burwood Road Hawthorn VIC 3122	\$402,000	11-Nov-21
103/17 Lynch Street Hawthorn VIC 3122	\$410,000	06-Jul-21
509/311 Burwood Road Hawthorn VIC 3122	\$390,000	07-Oct-21

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: 31 January 2022



## 211/311 Burwood Road Hawthorn VIC 3122

 1  1  1

Sold Price

**\$402,000**

Sold Date

**11-Nov-21**

Distance

**0.06km**



## 103/17 Lynch Street Hawthorn VIC 3122

 1  1  1

Sold Price

**\$410,000**

Sold Date

**06-Jul-21**

Distance

-



## 509/311 Burwood Road Hawthorn VIC 3122

 1  1  1

Sold Price

**\$390,000**

Sold Date

**07-Oct-21**

Distance

**0.06km**

RS = Recent sale

UN = Undisclosed Sale

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