

## 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 320/17 Lynch St, 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 \$440,000

### Median sale price

Median price \$600.000 Property type *Unit* Suburb Hawthorn

Period - From 01 July 20 to 30 June 21 Source Corelogic

### Comparable property sales

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
408/17 Lynch St, Hawthorn Vic 3122	\$415,000	18/03/21
311/17 Lynch St, Hawthorn Vic 3122	\$420,000	17/04/21
401/311 Burwood Road, Hawthorn Vic 3122	\$420,000	05/03/21

This Statement of Information was prepared on: 29/07/21

## Comparable properties



**\$415,000**

408/17 Lynch St, Hawthorn, Victoria

DATE: 18/03/21

PROPERTY TYPE: APARTMENT

 1  1  
 1  XXX sqm



**\$420,000**

311/17 Lynch St, Hawthorn, Victoria

DATE: 17/04/21

PROPERTY TYPE: APARTMENT

 1  1  
 1  XXX sqm



**\$420,000**

401/311 Burwood Road , Hawthorn, Victoria

DATE: 05/03/21

PROPERTY TYPE: APARTMENT

 1  1  
 1  XXX sqm

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## Our Difference



Average of only 21 days on market



We pay your marketing fees



Highest price guarantee