

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

\$440,000

Median sale priceMedian 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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