

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

302/36 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

\$579,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$549,500

Property type

Unit

Suburb

Hawthorn

Period-from

01 Feb 2019

to

31 Jan 2020

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

102/121 Power Street Hawthorn VIC 3122	\$558,000	03-Dec-19
110/121 Power Street Hawthorn VIC 3122	\$560,000	08-Jan-20
104/68 Barkers Road Hawthorn VIC 3122	\$585,000	08-Oct-19

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: 24 February 2020



102/121 Power Street Hawthorn VIC 3122 Sold Price **\$558,000** Sold Date **03-Dec-19**

 2  1  1

Distance **0.22km**



110/121 Power Street Hawthorn VIC 3122 Sold Price **\$560,000** Sold Date **08-Jan-20**

 2  1  1

Distance **0.22km**



104/68 Barkers Road Hawthorn VIC 3122 Sold Price **\$585,000** Sold Date **08-Oct-19**

 2  1  1

Distance **1.07km**

RS = Recent sale

UN = Undisclosed Sale

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