

# 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 20/29 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)

Single Price \$210,000

### Median sale price

Median price \$747,636 Property Type Apartment Suburb Hawthorn (3122)

Period - From 10/11/2020 to 10/11/2021 Source Pricefinder

### Comparable property sales

A 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
52/589-591 GLENFERRIE ROAD, HAWTHORN VIC 3122	\$220,000	30/08/2021
39/589-591 GLENFERRIE ROAD, HAWTHORN VIC 3122	\$363,000	30/08/2021
39/29 LYNCH STREET, HAWTHORN VIC 3122	\$255,000	06/07/2021

This Statement of Information was prepared on: 10/11/2021