## 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

202/80 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 \$400,000 & \$425,000	Single Price		or range between	\$400,000	&	\$425,000
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#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$605,000	Prope	erty type		Unit	Suburb	Hawthorn
Period-from	01 Feb 2021	to	31 Jan 2	2022	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
21/523 Burwood Road Hawthorn VIC 3122	\$420,000	12-Nov-21
10/197 Auburn Road Hawthorn VIC 3122	\$430,000	04-Oct-21
9/95 Manningtree Road Hawthorn VIC 3122	\$425,000	03-Nov-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: 18 February 2022





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21/523 Burwood Road Hawthorn VIC 3122

 $\triangle$  1

\$ 1

₾ 1

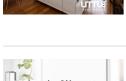
₾ 1

Sold Price

\$420,000 Sold Date 12-Nov-21

Distance

0.66km



10/197 Auburn Road Hawthorn VIC Sold Price

\$430,000 Sold Date 04-Oct-21

Jellis Craig

3122

Distance

1.08km



**9/95 Manningtree Road Hawthorn** Sold Price VIC 3122

\$425,000 Sold Date 03-Nov-21

**=** 1

**=** 1

₾ 1 \$1 Distance

0.18km

**RS** = Recent sale UN = Undisclosed Sale

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