

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

30/29 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

\$150,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Apr 2024

to

31 Mar 2025

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

65/29 LYNCH STREET HAWTHORN VIC 3122	\$145,000	08-Nov-24
12/60 AUBURN ROAD HAWTHORN VIC 3122	\$179,000	25-Nov-24
10/29 LYNCH STREET HAWTHORN VIC 3122	\$138,000	04-Feb-25

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: 02 April 2025



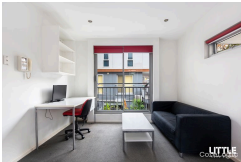
Shawn White
P 0388095584
M 0425335034
E Shawn.White@Little.com.au



65/29 LYNCH STREET HAWTHORN VIC 3122 Sold Price **\$145,000** Sold Date **08-Nov-24**

1 1 -

Distance **0km**



12/60 AUBURN ROAD HAWTHORN VIC 3122 Sold Price **\$179,000** Sold Date **25-Nov-24**

1 1 -

Distance **0.95km**



10/29 LYNCH STREET HAWTHORN VIC 3122 Sold Price **\$138,000** Sold Date **04-Feb-25**

1 1 -

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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