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	308/80 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~~		or range between	$590,000	&	$645,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$568,000	Property type	Unit	Suburb	Hawthorn
Period-from	01 May 2023	to	30 Apr 2024	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
211/17 LYNCH STREET HAWTHORN VIC 3122	$620,000	01-Mar-24
219/17 LYNCH STREET HAWTHORN VIC 3122	$591,000	24-Feb-24
8/10 LIDDIARD STREET HAWTHORN VIC 3122	$590,000	09-Feb-24

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: 30 May 2024

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211/17 LYNCH STREET HAWTHORN VIC 3122

2 2 1

Sold Price **$620,000** Sold Date **01-Mar-24**

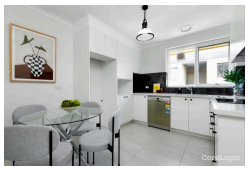
Distance **0.07km**

219/17 LYNCH STREET HAWTHORN VIC 3122

2 1 2

Sold Price **$591,000** Sold Date **24-Feb-24**

Distance **0.07km**



8/10 LIDDIARD STREET HAWTHORN VIC 3122

2 1 1

Sold Price **$590,000** Sold Date **09-Feb-24**

Distance **0.41km**

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

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