

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

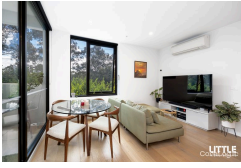
Date of sale

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



211/17 LYNCH STREET HAWTHORN VIC 3122 Sold Price **\$620,000** Sold Date **01-Mar-24**

 2  2  1

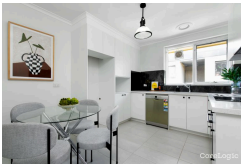
Distance **0.07km**



219/17 LYNCH STREET HAWTHORN VIC 3122 Sold Price **\$591,000** Sold Date **24-Feb-24**

 2  1  2

Distance **0.07km**



8/10 LIDDIARD STREET HAWTHORN VIC 3122 Sold Price **\$590,000** Sold Date **09-Feb-24**

 2  1  1

Distance **0.41km**

RS = Recent sale UN = Undisclosed Sale

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