

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

502/80 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

\$550,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Mar 2023

to

29 Feb 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

219/17 LYNCH STREET HAWTHORN VIC 3122	\$591,000	23-Feb-24
8/10 LIDDIARD STREET HAWTHORN VIC 3122	\$590,000	09-Feb-24
301/121 POWER STREET HAWTHORN VIC 3122	\$593,500	05-Dec-23

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: 08 March 2024



219/17 LYNCH STREET HAWTHORN VIC 3122 Sold Price ^{RS} **\$591,000** ^{UN} Sold Date **23-Feb-24**

 2  1  2

Distance **0.09km**



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

 2  1  1

Distance **0.43km**



301/121 POWER STREET HAWTHORN VIC 3122 Sold Price **\$593,500** Sold Date **05-Dec-23**

 2  1  1

Distance **0.64km**

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

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