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

503/25 Lynch Street, Hawthorn Vic 3122

Indicative selling price

| For the meaning | of this price see | e cons | sumer.vic.go | v.au/ | /underquot | ting | | |
|-----------------|-------------------|--------|--------------|-------|------------|------|--------|----------|
| Range betweer | \$415,000 | | & | | \$445,000 | | | |
| Median sale pr | rice | | | | | | | |
| Median price | \$561,000 | Pro | operty Type | Unit | | | Suburb | Hawthorn |
| Period - From | 30/05/2023 | to | 29/05/2024 | | So | urce | REIV | |

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Ade | dress of comparable property | Price | Date of sale |
|-----|--------------------------------|-----------|--------------|
| 1 | 212/121 Power St HAWTHORN 3122 | \$435,000 | 16/03/2024 |
| 2 | 107/8 Luton La HAWTHORN 3122 | \$427,000 | 15/01/2024 |
| 3 | G04/80 Lynch St HAWTHORN 3122 | \$415,000 | 01/12/2023 |

OR

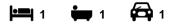
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

30/05/2024 14:32







Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$415,000 - \$445,000 **Median Unit Price** 30/05/2023 - 29/05/2024: \$561,000

Comparable Properties



Agent Comments 1 1

212/121 Power St HAWTHORN 3122 (REI/VG)



Price: \$435,000 Method: Auction Sale Date: 16/03/2024 Property Type: Apartment



107/8 Luton La HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$427,000 Method: Private Sale Date: 15/01/2024 Property Type: Apartment



G04/80 Lynch St HAWTHORN 3122 (REI/VG) Agent Comments



Price: \$415,000 Method: Private Sale Date: 01/12/2023 Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951





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