## 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

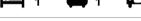
**Indicative Selling Price** \$415,000 - \$445,000 **Median Unit Price** 30/05/2023 - 29/05/2024: \$561,000

# **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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