

## 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

61/29 LYNCH STREET HAWTHORN VIC 3122

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$165,000

&

\$180,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Nov 2022

to

31 Oct 2023

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

27/29 LYNCH STREET HAWTHORN VIC 3122	\$187,000	19-Jan-23
44/29 LYNCH STREET HAWTHORN VIC 3122	\$173,500	10-Nov-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: 24 November 2023



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**27/29 LYNCH STREET HAWTHORN** Sold Price **\$187,000** Sold Date **19-Jan-23**  
**VIC 3122**

1 1 -

Distance **0km**



**44/29 LYNCH STREET HAWTHORN** Sold Price <sup>RS</sup> **\$173,500** Sold Date **10-Nov-23**  
**VIC 3122**

1 1 -

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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