

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

G04/80 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

\$450,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Jun 2022

to

31 May 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

204/80 LYNCH STREET HAWTHORN VIC 3122	\$416,000	16-Sep-22
314/311 BURWOOD ROAD HAWTHORN VIC 3122	\$460,000	15-Dec-21
302/1 DRILL STREET HAWTHORN VIC 3122	\$470,000	06-Apr-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: 06 June 2023



**204/80 LYNCH STREET
HAWTHORN VIC 3122**

 1  1  1

Sold Price **\$416,000** Sold Date **16-Sep-22**

Distance **0km**

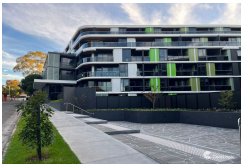


**314/311 BURWOOD ROAD
HAWTHORN VIC 3122**

 1  1  1

Sold Price **\$460,000** Sold Date **15-Dec-21**

Distance **0.08km**



**302/1 DRILL STREET HAWTHORN
VIC 3122**

 1  1  1

Sold Price **\$470,000** Sold Date **06-Apr-23**

Distance **0.34km**

RS = Recent sale

UN = Undisclosed Sale

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