## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 201/17 Lynch Street, Hawthorn Vic 3122

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$520,000		&		\$540,000			
Median sale p	rice							
Median price	\$602,000	Pro	operty Type	Unit			Suburb	Hawthorn
Period - From	01/07/2023	to	30/09/2023		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.

Add	dress of comparable property	Price	Date of sale
1	2/183 Auburn Rd HAWTHORN 3122	\$540,000	06/10/2023
2	9/488 Glenferrie Rd HAWTHORN 3122	\$540,000	13/09/2023
3	229/17 Lynch St HAWTHORN 3122	\$515,000	15/09/2023

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:

20/10/2023 13:26









Property Type: Apartment Agent Comments

Michael Fava 98292937 0419167934 mfava@melbournerealestate.com.au

> **Indicative Selling Price** \$520,000 - \$540,000 **Median Unit Price** September quarter 2023: \$602,000

# **Comparable Properties**



2/183 Auburn Rd HAWTHORN 3122 (REI)



Price: \$540,000 Method: Sold Before Auction Date: 06/10/2023 Property Type: Apartment

Agent Comments



9/488 Glenferrie Rd HAWTHORN 3122 (REI)

Agent Comments





Price: \$540,000 Method: Private Sale Date: 13/09/2023 Property Type: Apartment

229/17 Lynch St HAWTHORN 3122 (REI)



Agent Comments



Price: \$515.000 Method: Private Sale Date: 15/09/2023 Property Type: Apartment

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



propertydata

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