

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

502/80 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

or range
between

\$520,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$552,500

Property type

Unit

Suburb

Hawthorn

Period-from

01 Sep 2023

to

31 Aug 2024

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

302/25 LYNCH STREET HAWTHORN VIC 3122	\$555,000	20-Aug-24
119/17 LYNCH STREET HAWTHORN VIC 3122	\$525,000	26-Jul-24
305/2 GOLDING STREET HAWTHORN VIC 3122	\$550,000	09-May-24

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: 02 September 2024



Shawn White
P 0388095584
M 0425335034
E Shawn.White@Little.com.au



**302/25 LYNCH STREET
HAWTHORN VIC 3122**

2 1 1

Sold Price ^{RS} **\$555,000** Sold Date **20-Aug-24**

Distance **0.07km**



**119/17 LYNCH STREET HAWTHORN
VIC 3122**

2 1 1

Sold Price ^{RS} **\$525,000** Sold Date **26-Jul-24**

Distance **0.09km**



**305/2 GOLDING STREET
HAWTHORN VIC 3122**

2 1 1

Sold Price ^{RS} **\$550,000** Sold Date **09-May-24**

Distance **0.12km**

RS = Recent sale UN = Undisclosed Sale

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