

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

417/17 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

\$395,000

&

\$435,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$549,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Oct 2023

to

30 Sep 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

418/311 BURWOOD ROAD HAWTHORN VIC 3122	\$405,000	11-Oct-24
503/25 LYNCH STREET HAWTHORN VIC 3122	\$435,000	12-Jun-24
520/311 BURWOOD ROAD HAWTHORN VIC 3122	\$408,388	10-May-24

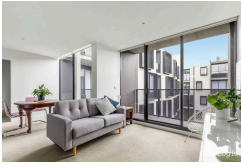
OR

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: 31 October 2024



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**418/311 BURWOOD ROAD
HAWTHORN VIC 3122**

1 1 1

Sold Price ^{RS} **\$405,000** ^{UN} Sold Date **11-Oct-24**

Distance **0.06km**

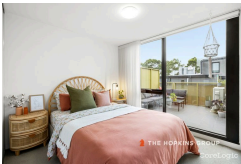


**503/25 LYNCH STREET
HAWTHORN VIC 3122**

1 1 1

Sold Price **\$435,000** Sold Date **12-Jun-24**

Distance **0.09km**



**520/311 BURWOOD ROAD
HAWTHORN VIC 3122**

1 1 1

Sold Price **\$408,388** Sold Date **10-May-24**

Distance **0.06km**

RS = Recent sale UN = Undisclosed Sale

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