

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

206/17 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

\$625,000

&

\$675,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Mar 2024

to

28 Feb 2025

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

503/200 BURWOOD ROAD HAWTHORN VIC 3122	\$670,000	26-Nov-24
12/22 WATTLE ROAD HAWTHORN VIC 3122	\$642,000	16-Nov-24
208/311 BURWOOD ROAD HAWTHORN VIC 3122	\$633,000	14-Nov-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.~~

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



**503/200 BURWOOD ROAD
HAWTHORN VIC 3122**

2 2 1

Sold Price **\$670,000** Sold Date **26-Nov-24**

Distance **0.32km**

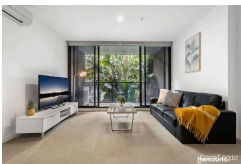


**12/22 WATTLE ROAD HAWTHORN
VIC 3122**

2 2 1

Sold Price **\$642,000** Sold Date **16-Nov-24**

Distance **0.63km**



**208/311 BURWOOD ROAD
HAWTHORN VIC 3122**

2 2 -

Sold Price ^{RS} **\$633,000** Sold Date **14-Nov-24**

Distance **0.06km**

RS = Recent sale UN = Undisclosed Sale

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