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	203/36 Lynch Street, Hawthorn Vic 3122

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $490,000 & $530,000

Median sale price

Median price $585,000 Property Type Unit Suburb Hawthorn

Period - From 07/08/2023 to 06/08/2024 Source 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.

	Address of comparable property	Price	Date of sale
1	1/176 Power St HAWTHORN 3122	$535,000	29/07/2024
2	102/17 Riversdale Rd HAWTHORN 3122	$490,000	23/04/2024
3	3/486 Glenferrie Rd HAWTHORN 3122	$517,000	12/04/2024

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: 07/08/2024 16:51

203/36 Lynch Street, Hawthorn Vic 3122



2 1 1

Rooms: 3
Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$490,000 - $530,000
Median Unit Price
07/08/2023 - 06/08/2024: $585,000

Comparable Properties



1/176 Power St HAWTHORN 3122 (REI)

2 1 1

Price: $535,000
Method: Private Sale
Date: 29/07/2024
Property Type: Unit

Agent Comments



102/17 Riversdale Rd HAWTHORN 3122 (REI/VG)

2 1 1

Price: $490,000
Method: Private Sale
Date: 23/04/2024
Property Type: Apartment

Agent Comments



3/486 Glenferrie Rd HAWTHORN 3122 (REI/VG)

2 1 1

Price: $517,000
Method: Private Sale
Date: 12/04/2024
Property Type: Apartment

Agent Comments

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017

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