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	513/17 Lynch Street, Hawthorn Vic 3122

Indicative selling price

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

Range between $1,100,000 & $1,150,000

Median sale price

Median price $604,000 Property Type Unit Suburb Hawthorn

Period - From 01/01/2020 to 31/12/2020 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	3/1 Howard St KEW 3101	$1,200,000	23/11/2020
2	16/10 Elaine Ct RICHMOND 3121	$1,063,000	10/03/2021
3	2/1 Clovelly Ct HAWTHORN 3122	$1,012,000	23/11/2020

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: 16/03/2021 10:00

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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$1,100,000 - $1,150,000
Median Unit Price
Year ending December 2020: $604,000

Comparable Properties

3/1 Howard St KEW 3101 (VG)

3 - -

Price: $1,200,000
Method: Sale
Date: 23/11/2020
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



16/10 Elaine Ct RICHMOND 3121 (REI)

3 2 2

Price: $1,063,000
Method: Auction Sale
Date: 10/03/2021
Property Type: Apartment

Agent Comments



2/1 Clovelly Ct HAWTHORN 3122 (REI/VG)

3 2 2

Price: $1,012,000
Method: Private Sale
Date: 23/11/2020
Property Type: Apartment

Agent Comments

Account - Belle Property Richmond | P: 03 9421 7100 | F: 03 9421 7180

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.