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2   2   1

**Rooms:** 5  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$950,000 - \$1,045,000  
**Median House Price**  
June quarter 2017: \$1,990,000

## Comparable Properties



8/8 Wallen Rd HAWTHORN 3122 (REI)

**Agent Comments**

2   2   2

**Price:** \$1,080,000  
**Method:** Auction Sale  
**Date:** 17/06/2017  
**Rooms:** -  
**Property Type:** Apartment



1/514 Glenferrie Rd HAWTHORN 3122 (REI)

**Agent Comments**

3   1   1

**Price:** \$1,000,000  
**Method:** Auction Sale  
**Date:** 01/07/2017  
**Rooms:** 4  
**Property Type:** Apartment



501/862 Glenferrie Rd HAWTHORN 3122 (REI)

**Agent Comments**

3   2   2

**Price:** \$995,000  
**Method:** Private Sale  
**Date:** 31/05/2017  
**Rooms:** -  
**Property Type:** Apartment

## 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 103/80 Lynch Street, Hawthorn Vic 3122

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$950,000 & \$1,045,000

#### Median sale price

Median price \$1,990,000 House X Suburb Hawthorn

Period - From 01/04/2017 to 30/06/2017 Source REIV

#### Comparable property sales

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 |
|-------------------------------------|-------------|--------------|
| 8/8 Wallen Rd HAWTHORN 3122         | \$1,080,000 | 17/06/2017   |
| 1/514 Glenferrie Rd HAWTHORN 3122   | \$1,000,000 | 01/07/2017   |
| 501/862 Glenferrie Rd HAWTHORN 3122 | \$995,000   | 31/05/2017   |