

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

2/21 Tourello Avenue, Hawthorn East Vic 3123

Indicative selling price

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

Range between

\$900,000

&

\$990,000

Median sale price

Median price

\$592,108

Property Type

Unit

Suburb

Hawthorn East

Period - From

01/04/2021

to

30/06/2021

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	3/22 Webb St GLEN IRIS 3146	\$920,000	24/04/2021
2	3/3 High Rd CAMBERWELL 3124	\$901,000	15/05/2021
3	4/7 Clifton Rd HAWTHORN EAST 3123	\$864,000	21/09/2021

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:

29/09/2021 15:55



 2  1  1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$900,000 - \$990,000

Median Unit Price

June quarter 2021: \$592,108

Comparable Properties



3/22 Webb St GLEN IRIS 3146 (REI/VG)

 2  1  1

Price: \$920,000

Method: Auction Sale

Date: 24/04/2021

Property Type: Unit

Agent Comments

Similar property A bit further from tram access



3/3 High Rd CAMBERWELL 3124 (REI/VG)

 2  1  1

Price: \$901,000

Method: Auction Sale

Date: 15/05/2021

Property Type: Villa

Agent Comments

Spacious unit in original condition



4/7 Clifton Rd HAWTHORN EAST 3123 (REI)

 2  1  1

Price: \$864,000

Method: Auction Sale

Date: 21/09/2021

Property Type: Unit

Agent Comments

Smaller unit in original condition