

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

3/831 Toorak Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$1,366,250 Property Type Townhouse Suburb Hawthorn East

Period - From 04/10/2020 to 03/10/2021 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	3/12 Kenilworth Gr GLEN IRIS 3146	\$1,450,000	06/05/2021
2	6 Kooyong CI HAWTHORN EAST 3123	\$1,400,000	10/04/2021
3	2/15 Creswick St GLEN IRIS 3146	\$1,200,000	01/06/2021

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:

04/10/2021 15:05



Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median Townhouse Price

04/10/2020 - 03/10/2021: \$1,366,250

Comparable Properties



3/12 Kenilworth Gr GLEN IRIS 3146 (REI/VG)



Price: \$1,450,000

Method: Sold Before Auction

Date: 06/05/2021

Property Type: Townhouse (Res)

Agent Comments

1 Less Bedroom than Subject Property More Modern than subject property In quieter Street than Subject Property



6 Kooyong Cl HAWTHORN EAST 3123 (REI/VG)



Price: \$1,400,000

Method: Auction Sale

Date: 10/04/2021

Property Type: Townhouse (Single)

Land Size: 166 sqm approx

Agent Comments

1 Less Bedroom than Subject property Quieter Street (Cul de Sac) Than subject property



2/15 Creswick St GLEN IRIS 3146 (VG)



Price: \$1,200,000

Method: Sale

Date: 01/06/2021

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

In larger complex than subject Property 1 Less bedroom than subject Property

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