

# 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 2/427 Tooronga Road, Hawthorn East VIC 3123

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Range between \$1,550,000 & \$1,650,000

### Median sale price

Median price \$1,755,000 Property type Townhouse Suburb Hawthorn East

Period - From 25/06/2018 to 25/06/2019 Source REIV

### Comparable property sales

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 57 Victoria Rd HAWTHORN EAST 3123	\$1,557,000	01/06/2019
2 43 Roseberry St HAWTHORN EAST 3123	\$1,606,500	19/07/2019
3 4 Munro St HAWTHORN EAST 3123	\$1,780,000	10/06/2019

This Statement of Information was prepared on: 22/11/2019