

# 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

371 Tooronga Road, Hawthorn East Vic 3123

### Indicative selling price

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

Range between \$1,450,000

&

\$1,550,000

### Median sale price

Median price \$2,876,000

Property Type House

Suburb Hawthorn East

Period - From 01/01/2023

to

31/03/2023

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	527 Tooronga Rd HAWTHORN EAST 3123	\$1,750,000	25/03/2023
2	50 Harts Pde HAWTHORN EAST 3123	\$1,552,500	06/05/2023
3	3 Scotch Cirt HAWTHORN 3122	\$1,475,000	06/05/2023

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:

15/06/2023 22:10



 3  2  2

**Property Type:** House  
**Land Size:** 210 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,450,000 - \$1,550,000  
**Median House Price**  
March quarter 2023: \$2,876,000

## Comparable Properties



**527 Tooronga Rd HAWTHORN EAST 3123 (REI/VG)**

**Agent Comments**

 3  1  1

**Price:** \$1,750,000  
**Method:** Auction Sale  
**Date:** 25/03/2023  
**Property Type:** House (Res)  
**Land Size:** 364 sqm approx



**50 Harts Pde HAWTHORN EAST 3123 (REI)**

**Agent Comments**

 2  2  2

**Price:** \$1,552,500  
**Method:** Auction Sale  
**Date:** 06/05/2023  
**Property Type:** House (Res)  
**Land Size:** 271 sqm approx



**3 Scotch Cirt HAWTHORN 3122 (REI)**

**Agent Comments**

 3  2  1

**Price:** \$1,475,000  
**Method:** Auction Sale  
**Date:** 06/05/2023  
**Property Type:** House (Res)