

# 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

3/530 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)

Range between

\$750,000

&

\$820,000

### Median sale price

Median price

\$645,025

Property Type

Unit

Suburb

Hawthorn East

Period - From

28/09/2020

to

27/09/2021

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 | 3/34 Illawarra Rd HAWTHORN 3122      | \$842,500 | 21/07/2021   |
| 2 | 4/541 Tooronga Rd HAWTHORN EAST 3123 | \$765,000 | 22/05/2021   |
| 3 | 4/372 Auburn Rd HAWTHORN 3122        | \$755,000 | 17/07/2021   |

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:

28/09/2021 17:01



**Rooms:** 4  
**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
 \$750,000 - \$820,000  
**Median Unit Price**  
 28/09/2020 - 27/09/2021: \$645,025

## Comparable Properties



**3/34 Illawarra Rd HAWTHORN 3122 (REI/VG)**



**Agent Comments**

This unit has been recently updated.

**Price:** \$842,500  
**Method:** Sold Before Auction  
**Date:** 21/07/2021  
**Property Type:** Unit



**4/541 Tooronga Rd HAWTHORN EAST 3123 (VG)**



**Agent Comments**

This property is part of a larger development and requires some work.

**Price:** \$765,000  
**Method:** Sale  
**Date:** 22/05/2021  
**Property Type:** Flat/Unit/Apartment (Res)



**4/372 Auburn Rd HAWTHORN 3122 (REI/VG)**



**Agent Comments**

This property has had some renovations completed; however, is a middle unit of a larger development, which can affect price achieved (e.g. smaller developments & rear units can sometimes achieve higher results).

**Price:** \$755,000  
**Method:** Auction Sale  
**Date:** 17/07/2021  
**Property Type:** Apartment

**Account - Woodards** | P: 03 9805 1111 | F: 03 9805 1199