

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

862 Toorak Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$1,600,000

&

\$1,760,000

Median sale price

Median price \$2,301,000

Property Type House

Suburb Hawthorn East

Period - From 24/06/2020

to

23/06/2021

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	138 Glen Iris Rd GLEN IRIS 3146	\$1,630,000	27/03/2021
2	33 Wiseman St HAWTHORN EAST 3123	\$1,750,000	27/03/2021
3	36 Martin Rd GLEN IRIS 3146	\$1,657,000	27/02/2021

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:

24/06/2021 15:38

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Indicative Selling Price

\$1,600,000 - \$1,760,000

Median House Price

24/06/2020 - 23/06/2021: \$2,301,000



Property Type: House (Res)

Land Size: 697 sqm approx

Agent Comments

Comparable Properties



138 Glen Iris Rd GLEN IRIS 3146 (REI/VG)

Agent Comments



Price: \$1,630,000

Method: Auction Sale

Date: 27/03/2021

Property Type: House (Res)

Land Size: 628 sqm approx



33 Wiseman St HAWTHORN EAST 3123 (REI)

Agent Comments



Price: \$1,750,000

Method: Auction Sale

Date: 27/03/2021

Property Type: House (Res)



36 Martin Rd GLEN IRIS 3146 (REI/VG)

Agent Comments



Price: \$1,657,000

Method: Auction Sale

Date: 27/02/2021

Property Type: House (Res)

Land Size: 424 sqm approx