

# 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

853 Toorak 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

\$1,800,000

&

\$1,980,000

### Median sale price

Median price

\$2,300,000

Property Type

House

Suburb

Hawthorn East

Period - From

01/10/2020

to

31/12/2020

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	25 Denman Av GLEN IRIS 3146	\$2,060,000	11/02/2021
2	94 Glen Iris Rd GLEN IRIS 3146	\$1,950,000	24/11/2020
3	7 Cusdin St GLEN IRIS 3146	\$1,880,000	20/02/2021

**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:

02/03/2021 11:46

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**Indicative Selling Price**  
\$1,800,000 - \$1,980,000  
**Median House Price**  
December quarter 2020: \$2,300,000



3 0 1

**Property Type:** House (Res)  
**Land Size:** 613 sqm approx  
**Agent Comments**

## Comparable Properties



25 Denman Av GLEN IRIS 3146 (REI)

**Agent Comments**

0 1 0

**Price:** \$2,060,000  
**Method:** Private Sale  
**Date:** 11/02/2021  
**Property Type:** Land  
**Land Size:** 697 sqm approx



94 Glen Iris Rd GLEN IRIS 3146 (REI)

**Agent Comments**

2 2 2

**Price:** \$1,950,000  
**Method:** Sold Before Auction  
**Date:** 24/11/2020  
**Property Type:** House (Res)  
**Land Size:** 782 sqm approx



7 Cusdin St GLEN IRIS 3146 (REI)

**Agent Comments**

4 2 1

**Price:** \$1,880,000  
**Method:** Auction Sale  
**Date:** 20/02/2021  
**Property Type:** House (Res)  
**Land Size:** 590 sqm approx