

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

5/428 Tooronga Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between

\$780,000

&

\$840,000

Median sale price

Median price

\$695,000

Property Type

Unit

Suburb

Hawthorn East

Period - From

01/07/2021

to

30/09/2021

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	9/36 Lisson Gr HAWTHORN 3122	\$845,000	16/06/2021
2	6/25 Auburn Gr HAWTHORN EAST 3123	\$828,000	08/10/2021
3	15/1639 Malvern Rd GLEN IRIS 3146	\$815,000	17/11/2021

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:

01/12/2021 12:24



Property Type: Apartment
Agent Comments

Indicative Selling Price
\$780,000 - \$840,000
Median Unit Price
September quarter 2021: \$695,000

Comparable Properties



9/36 Lisson Gr HAWTHORN 3122 (REI/VG)

Agent Comments

2 1 1

Price: \$845,000
Method: Private Sale
Date: 16/06/2021
Property Type: Apartment



6/25 Auburn Gr HAWTHORN EAST 3123 (REI/VG)

Agent Comments

2 1 1

Price: \$828,000
Method: Auction Sale
Date: 08/10/2021
Property Type: Unit



15/1639 Malvern Rd GLEN IRIS 3146 (REI)

Agent Comments

2 2 1

Price: \$815,000
Method: Sold Before Auction
Date: 17/11/2021
Property Type: Unit