

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

10/423 Tooronga Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$520,000 & \$560,000

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	2/35 Caroline St HAWTHORN EAST 3123	\$560,000	01/09/2021
2			
3			

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: 20/10/2021 12:19



 2  1  1

Rooms: 3

Property Type: Apartment

Agent Comments

Luke Saville

03 8578 0399

0437 720 806

lukesaville@theagency.com.au

Indicative Selling Price

\$520,000 - \$560,000

Median Unit Price

September quarter 2021: \$695,000

Comparable Properties



2/35 Caroline St HAWTHORN EAST 3123 (REI) **Agent Comments**

 2  1  1

Price: \$560,000

Method: Private Sale

Date: 01/09/2021

Property Type: Apartment

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.