

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

104/428 Tooronga Road, Hawthorn East Vic 3123

Indicative selling price

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

Single price \$760,000

Median sale price

Median price \$600,000

Property Type Unit

Suburb Hawthorn East

Period - From 22/10/2023

to 21/10/2024

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	5/239 Riversdale Rd HAWTHORN EAST 3123	\$800,000	31/08/2024
2	4/723 Toorak Rd KOOYONG 3144	\$760,000	24/07/2024
3	207/96 Camberwell Rd HAWTHORN EAST 3123	\$750,000	22/06/2024

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:

22/10/2024 14:42

Luke Saville
0437 720 806
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Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$760,000

Median Unit Price

22/10/2023 - 21/10/2024: \$600,000

Comparable Properties



5/239 Riversdale Rd HAWTHORN EAST 3123 (REI/VG)

Agent Comments



Price: \$800,000

Method: Auction Sale

Date: 31/08/2024

Property Type: Apartment



4/723 Toorak Rd KOOYONG 3144 (REI/VG)

Agent Comments



Price: \$760,000

Method: Private Sale

Date: 24/07/2024

Property Type: Unit



207/96 Camberwell Rd HAWTHORN EAST 3123 (REI/VG)

Agent Comments



Price: \$750,000

Method: Private Sale

Date: 22/06/2024

Property Type: Unit

Account - The Agency Victoria | P: 03 8578 0388