

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

4/530 Tooronga Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between

\$700,000

&

\$750,000

Median sale price

Median price

\$595,000

Property Type

Unit

Suburb

Hawthorn East

Period - From

01/07/2022

to

30/06/2023

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	6/27 Glen St HAWTHORN 3122	\$745,000	16/03/2023
2	4/552 Barkers Rd HAWTHORN EAST 3123	\$740,000	25/06/2023
3	20/36 Anderson Rd HAWTHORN EAST 3123	\$726,500	08/08/2023

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:

06/09/2023 16:49



 2  1  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$700,000 - \$750,000

Median Unit Price

Year ending June 2023: \$595,000

Comparable Properties



6/27 Glen St HAWTHORN 3122 (REI/VG)

Agent Comments

 2  1  1

Price: \$745,000

Method: Sold Before Auction

Date: 16/03/2023

Property Type: Unit



4/552 Barkers Rd HAWTHORN EAST 3123 (REI/VG)

Agent Comments

 2  1  2

Price: \$740,000

Method: Sold Before Auction

Date: 25/06/2023

Property Type: Apartment



20/36 Anderson Rd HAWTHORN EAST 3123 (REI)

Agent Comments

 3  1  1

Price: \$726,500

Method: Sold Before Auction

Date: 08/08/2023

Property Type: Unit

Account - Woodards | P: 03 9866 4411 | F: 03 9866 4504