

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 1/427 Tooronga Road, Hawthorn East VIC 3123

Indicative selling price

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

Single Price \$1,675,000

Median sale price

Median price \$1,837,500

Property type House

Suburb Hawthorn East

Period - From 31/10/2018

to

31/10/2019

Source REIV

Comparable property sales

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 Warner St MALVERN 3144	\$1,760,000	21/09/2019
2 124 Riversdale Rd HAWTHORN 3122	\$1,720,000	21/09/2019
3 65 Fletcher St HAWTHORN EAST 3123	\$1,605,000	26/10/2019

This Statement of Information was prepared on: 16/12/2019