

## 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

424 TOORONGA ROAD HAWTHORN EAST VIC 3123

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,700,000

&

\$1,800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$666,000

Property type

Unit

Suburb

Hawthorn East

Period-from

01 Oct 2022

to

30 Sep 2023

Source

Corelogic

### 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 6 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

|                                          |             |           |
|------------------------------------------|-------------|-----------|
| 456 TOORONGA ROAD HAWTHORN EAST VIC 3123 | \$2,130,000 | 08-Sep-23 |
| 7 CALLANTINA ROAD HAWTHORN VIC 3122      | \$1,990,000 | 21-Sep-23 |
| 5A JUDD STREET CAMBERWELL VIC 3124       | \$1,870,000 | 13-Jul-23 |

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 6 months.

This Statement of Information was prepared on: 30 October 2023



**456 TOORONGA ROAD  
HAWTHORN EAST VIC 3123**

3 1 2

Sold Price <sup>RS</sup> **\$2,130,000** <sup>UN</sup> Sold Date **08-Sep-23**

Distance **0.3km**



**7 CALLANTINA ROAD HAWTHORN  
VIC 3122**

3 2 2

Sold Price <sup>RS</sup> **\$1,990,000** <sup>UN</sup> Sold Date **21-Sep-23**

Distance **1.52km**



**5A JUDD STREET CAMBERWELL  
VIC 3124**

3 1 2

Sold Price **\$1,870,000** Sold Date **13-Jul-23**

Distance **1.63km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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