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

3/853 Toorak Road, Hawthorn East Vic 3123

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$1,950,000		&		\$2,100,000			
Median sale p	rice							
Median price	\$2,700,000	Pro	operty Type	rty Type House			Suburb	Hawthorn East
Period - From	01/01/2023	to	31/12/2023		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	1/5 Creswick St GLEN IRIS 3146	\$2,215,000	01/12/2023
2	1/416 Glenferrie Rd KOOYONG 3144	\$2,170,000	28/10/2023
3	65a Gardiner Pde GLEN IRIS 3146	\$2,000,000	16/02/2024

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:

28/02/2024 14:26









Property Type: Townhouse Agent Comments

Indicative Selling Price \$1,950,000 - \$2,100,000 Median House Price Year ending December 2023: \$2,700,000

Comparable Properties



1/5 Creswick St GLEN IRIS 3146 (REI/VG)



Price: \$2,215,000 Method: Auction Sale Date: 01/12/2023 Property Type: Townhouse (Res)



1/416 Glenferrie Rd KOOYONG 3144 (REI/VG) Agent Comments



Price: \$2,170,000 Method: Auction Sale Date: 28/10/2023 Property Type: Townhouse (Res)



65a Gardiner Pde GLEN IRIS 3146 (REI)



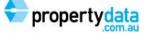
Agent Comments

Agent Comments

Price: \$2,000,000 Method: Sold Before Auction Date: 16/02/2024 Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 9864 5000





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