

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 36 Tourello Avenue, Hawthorn East VIC 3123

Indicative selling price

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

Range between \$4,000,000 & \$4,400,000

Median sale price

Median price \$2,275,444 Property type House Suburb Hawthorn East

Period - From 01/01/2024 to 31/03/2024 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. 32 Currajong Avenue, Camberwell VIC 3124	\$4,390,000	12/05/2024
2. 16 Brynmawr Road, Camberwell VIC 3124	\$4,300,000	24/02/2024
3. 30 Leura Grove, Hawthorn East VIC 3123	\$4,060,000	11/05/2024

This Statement of Information was prepared on: 30.05.2024