## Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Including suburb and postcode

Address 38 Tourello Avenue, Hawthorn East Vic 3123

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$4,000,000		&		\$4,400,000				
Median sale price									
Median price	\$2,275,444	Pro	operty Type	Hou	ISE		Suburb	Hawthorn East	
Period - From	01/01/2024	to	31/03/2024		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.

Ade	dress of comparable property	Price	Date of sale
1	13 Waterloo St CAMBERWELL 3124	\$4,530,000	15/02/2024
2	16 Brynmawr Rd CAMBERWELL 3124	\$4,300,000	24/02/2024
3	5 Rowell Av CAMBERWELL 3124	\$3,810,000	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:

08/05/2024 09:18









Property Type: House

Richard Winneke 03 9810 5081 0418 136 858 richardwinneke@jelliscraig.com.au

> Indicative Selling Price \$4,000,000 - \$4,400,000 Median House Price March quarter 2024: \$2,275,444

# **Comparable Properties**



13 Waterloo St CAMBERWELL 3124 (REI)



Price: \$4,530,000 Method: Sold Before Auction Date: 15/02/2024 Property Type: House (Res) Land Size: 935 sqm approx

Agent Comments

Agent Comments



16 Brynmawr Rd CAMBERWELL 3124 (REI)

**5 1** 3 **2** 

Price: \$4,300,000 Method: Auction Sale Date: 24/02/2024 Property Type: House (Res) Land Size: 901 sqm approx

5 Rowell Av CAMBERWELL 3124 (REI/VG)



Agent Comments

Price: \$3,810,000 Method: Private Sale Date: 16/02/2024 Property Type: House Land Size: 887 sqm approx

#### Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



propertydata

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