

# 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 38 Tourello Avenue, Hawthorn East Vic 3123

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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 (\*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.

	Address 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

## Comparable Properties



13 Waterloo St CAMBERWELL 3124 (REI)

Agent Comments



**Price:** \$4,530,000

**Method:** Sold Before Auction

**Date:** 15/02/2024

**Property Type:** House (Res)

**Land Size:** 935 sqm approx



16 Brynmawr Rd CAMBERWELL 3124 (REI)

Agent Comments



**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