

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 (*Delete single price or range as applicable)

Single Price

or range
between

\$2,000,000

&

\$2,200,000

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
34 HARTS PARADE HAWTHORN EAST VIC 3123	\$2,075,000	07-Jun-23
1/38 ANDERSON ROAD HAWTHORN EAST VIC 3123	\$2,130,000	24-Oct-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: 26 October 2023



**456 TOORONGA ROAD
HAWTHORN EAST VIC 3123**

3 1 2

Sold Price ^{RS} **\$2,130,000** ^{UN} Sold Date **08-Sep-23**

Distance **0.3km**



**34 HARTS PARADE HAWTHORN
EAST VIC 3123**

3 2 1

Sold Price **\$2,075,000** Sold Date **07-Jun-23**

Distance **0.78km**



**1/38 ANDERSON ROAD
HAWTHORN EAST VIC 3123**

3 2 2

Sold Price ^{RS} **\$2,130,000** ^{UN} Sold Date **24-Oct-23**

Distance **0.44km**

RS = Recent sale

UN = Undisclosed Sale

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