

# 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

456 Tooronga Road, 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 \$1,800,000

&

\$1,980,000

### Median sale price

Median price \$2,677,500

Property Type House

Suburb Hawthorn East

Period - From 01/07/2022

to 30/06/2023

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	922 Toorak Rd CAMBERWELL 3124	\$1,986,000	17/06/2023
2	8a Wiseman St HAWTHORN EAST 3123	\$1,980,000	30/03/2023
3	61 Seymour Gr CAMBERWELL 3124	\$1,930,000	18/07/2023

**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:

14/08/2023 14:20



4   1   3

**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 568 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$1,800,000 - \$1,980,000  
**Median House Price**  
Year ending June 2023: \$2,677,500

## Comparable Properties



**922 Toorak Rd CAMBERWELL 3124 (REI)**

[Agent Comments](#)

3   2   3

**Price:** \$1,986,000  
**Method:** Auction Sale  
**Date:** 17/06/2023  
**Property Type:** House (Res)  
**Land Size:** 816 sqm approx



**8a Wiseman St HAWTHORN EAST 3123 (REI)**

[Agent Comments](#)

3   2   3

**Price:** \$1,980,000  
**Method:** Private Sale  
**Date:** 30/03/2023  
**Property Type:** House  
**Land Size:** 327 sqm approx



**61 Seymour Gr CAMBERWELL 3124 (REI)**

[Agent Comments](#)

3   2   2

**Price:** \$1,930,000  
**Method:** Sold Before Auction  
**Date:** 18/07/2023  
**Property Type:** House (Res)