

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 514 Tooronga Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$2,400,000 & \$2,600,000

Median sale price

Median price \$2,913,000 Property Type House Suburb Hawthorn East

Period - From 01/04/2023 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 | 15 Broomfield Rd HAWTHORN EAST 3123 | \$2,570,000 | 01/07/2023 |
| 2 | 172 Riversdale Rd HAWTHORN 3122 | \$2,400,000 | 06/07/2023 |
| 3 | 468 Auburn Rd HAWTHORN 3122 | \$2,338,000 | 20/05/2023 |

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: 02/08/2023 14:06



Property Type: House (Previously Occupied - Detached)

Land Size: 652 sqm approx

Agent Comments

Comparable Properties



15 Broomfield Rd HAWTHORN EAST 3123 (REI)

Agent Comments



Price: \$2,570,000

Method: Private Sale

Date: 01/07/2023

Property Type: House (Res)

Land Size: 488 sqm approx



172 Riversdale Rd HAWTHORN 3122 (REI)

Agent Comments



Price: \$2,400,000

Method: Private Sale

Date: 06/07/2023

Property Type: House

Land Size: 729 sqm approx



468 Auburn Rd HAWTHORN 3122 (REI)

Agent Comments



Price: \$2,338,000

Method: Auction Sale

Date: 20/05/2023

Property Type: House (Res)

Land Size: 599 sqm approx