

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 G06/813 Toorak Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$560,000 & \$615,000

Median sale price

Median price \$630,000 Property Type Unit Suburb Hawthorn East

Period - From 03/05/2021 to 02/05/2022 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	402/771 Toorak Rd HAWTHORN EAST 3123	\$595,000	18/11/2021
2	402/771 Toorak Rd HAWTHORN EAST 3123	\$595,000	18/11/2021
3	10/50 Leura Gr HAWTHORN EAST 3123	\$583,000	28/04/2022

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: 03/05/2022 17:26



Property Type:
Agent Comments

Indicative Selling Price
\$560,000 - \$615,000
Median Unit Price
03/05/2021 - 02/05/2022: \$630,000

Comparable Properties

402/771 Toorak Rd HAWTHORN EAST 3123 (VG) Agent Comments



Price: \$595,000
Method: Sale
Date: 18/11/2021
Property Type: Strata Unit/Flat

402/771 Toorak Rd HAWTHORN EAST 3123 (VG) Agent Comments



Price: \$595,000
Method: Sale
Date: 18/11/2021
Property Type: Strata Unit/Flat



10/50 Leura Gr HAWTHORN EAST 3123 (REI) Agent Comments



Price: \$583,000
Method: Private Sale
Date: 28/04/2022
Property Type: Apartment