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 betweer	\$560,000		&		\$615,000					
Median sale p	rice									
Median price	\$630,000	Pro	operty Type	Unit			Suburb	Hawthorn East		
Period - From	03/05/2021	to	02/05/2022		So	urce	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.

Ade	dress 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



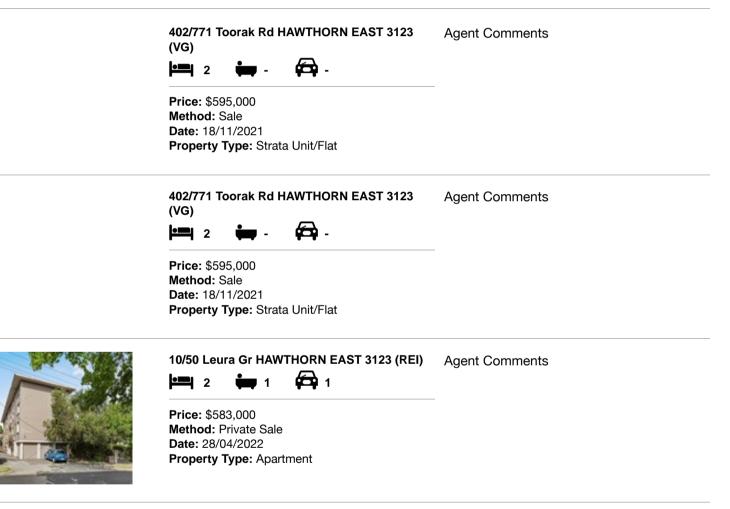
G06/813 Toorak Road, Hawthorn East Vic 3123

Shelly Zhang 03 8547 0888 0431 634 526 shellyzhang@mcgrath.com.au



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

Comparable Properties



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