

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

1/876 TOORAK 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

\$1,200,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$617,500

Property type

Unit

Suburb

Hawthorn East

Period-from

23 Nov 2023

to

23 May 2024

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

1/285 TOORONGA ROAD GLEN IRIS VIC 3146	\$1,300,000	04-Feb-24
7 KOOYONG CLOSE HAWTHORN EAST VIC 3123	\$1,300,000	21-Feb-24
2/16 OSBORNE AVENUE GLEN IRIS VIC 3146	\$1,250,000	23-Mar-24

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: 23 May 2024

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1/285 TOORONGA ROAD GLEN IRIS VIC 3146

3 2 -

Sold Price **\$1,300,000** Sold Date **04-Feb-24**

Distance **1.1km**



7 KOOYONG CLOSE HAWTHORN EAST VIC 3123

3 2 1

Sold Price Sold Date **21-Feb-24**

Distance **0.77km**



2/16 OSBORNE AVENUE GLEN IRIS VIC 3146

3 2 2

Sold Price **\$1,250,000** Sold Date **23-Mar-24**

Distance **1.34km**

RS = Recent sale UN = Undisclosed Sale

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