

## 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

202/795 TOORAK 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$560,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$668,000

Property type

Unit

Suburb

Hawthorn East

Period-from

01 Aug 2022

to

31 Jul 2023

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

114/436 BURKE ROAD CAMBERWELL VIC 3124	\$602,000	06-Apr-23
115/436 BURKE ROAD CAMBERWELL VIC 3124	\$600,000	19-Feb-23
10/1528 MALVERN ROAD GLEN IRIS VIC 3146	\$600,000	20-Apr-23

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: 15 August 2023



**114/436 BURKE ROAD  
CAMBERWELL VIC 3124**

 2  2  1

Sold Price **\$602,000** Sold Date **06-Apr-23**

Distance **0.89km**



**115/436 BURKE ROAD  
CAMBERWELL VIC 3124**

 2  2  1

Sold Price **\$600,000** Sold Date **19-Feb-23**

Distance **0.89km**



**10/1528 MALVERN ROAD GLEN  
IRIS VIC 3146**

 2  2  2

Sold Price Sold Date **20-Apr-23**

Distance **1.14km**

RS = Recent sale      UN = Undisclosed Sale

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