

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

206/771 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

\$410,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$617,500

Property type

Unit

Suburb

Hawthorn East

Period-from

01 Jun 2023

to

31 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

801/770B TOORAK ROAD GLEN IRIS VIC 3146	\$410,000	12-Dec-23
121/14 ELIZABETH STREET MALVERN VIC 3144	\$420,000	29-Jan-24
506/480 RIVERSDALE ROAD HAWTHORN EAST VIC 3123	\$460,000	12-Feb-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: 05 June 2024



**801/770B TOORAK ROAD GLEN
IRIS VIC 3146**

 1
  1
  1

Sold Price

\$410,000

Sold Date

12-Dec-23

Distance

0.33km



**121/14 ELIZABETH STREET
MALVERN VIC 3144**

 1
  1
  1

Sold Price

\$420,000

Sold Date

29-Jan-24

Distance

0.93km



**506/480 RIVERSDALE ROAD
HAWTHORN EAST VIC 3123**

 1
  1
  1

Sold Price

\$460,000

Sold Date

12-Feb-24

Distance

1.85km

RS = Recent sale

UN = Undisclosed Sale

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