

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 302/757 Toorak Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$450,000 & \$495,000

Median sale price

Median price \$600,000 Property Type Unit Suburb Hawthorn East
Period - From 27/06/2023 to 26/06/2024 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	301/757 Toorak Rd HAWTHORN EAST 3123	\$525,000	19/03/2024
2	105/50 Seymour Gr CAMBERWELL 3124	\$470,000	24/06/2024
3	506/480 Riversdale Rd HAWTHORN EAST 3123	\$460,000	12/02/2024

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: 27/06/2024 12:55



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Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$450,000 - \$495,000

Median Unit Price

27/06/2023 - 26/06/2024: \$600,000

Comparable Properties



301/757 Toorak Rd HAWTHORN EAST 3123 (REI/VG)

Agent Comments

 1  1  1

Price: \$525,000

Method: Private Sale

Date: 19/03/2024

Property Type: Apartment



105/50 Seymour Gr CAMBERWELL 3124 (REI)

Agent Comments

 1  1  1

Price: \$470,000

Method: Private Sale

Date: 24/06/2024

Property Type: Apartment



506/480 Riversdale Rd HAWTHORN EAST 3123 (REI/VG)

Agent Comments

 1  1  1

Price: \$460,000

Method: Private Sale

Date: 12/02/2024

Property Type: Apartment