

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 603/765-769 Toorak Road, Hawthorn East Vic 3123

Indicative selling price

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

Single price \$800,000

Median sale price

Median price \$666,000 Property Type Unit Suburb Hawthorn East

Period - From 01/04/2023 to 30/06/2023 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	8/480 Glenferrie Rd HAWTHORN 3122	\$835,000	15/07/2023
2	813/480 Riversdale Rd HAWTHORN EAST 3123	\$805,000	21/07/2023
3	203/1196 High St ARMADALE 3143	\$800,000	18/07/2023

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: 02/10/2023 16:36



Property Type: Apartment

Agent Comments

Comparable Properties



8/480 Glenferrie Rd HAWTHORN 3122 (REI/VG) Agent Comments



Price: \$835,000

Method: Auction Sale

Date: 15/07/2023

Property Type: Apartment

813/480 Riversdale Rd HAWTHORN EAST 3123 (VG) Agent Comments



Price: \$805,000

Method: Sale

Date: 21/07/2023

Property Type: Strata Unit/Flat

203/1196 High St ARMADALE 3143 (VG) Agent Comments



Price: \$800,000

Method: Sale

Date: 18/07/2023

Property Type: Strata Unit/Flat