

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 g03/771 Toorak Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$530,000 & \$560,000

Median sale price

Median price \$615,000 Property Type Unit Suburb Hawthorn East

Period - From 01/01/2024 to 31/03/2024 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	6/1480 Malvern Rd GLEN IRIS 3146	\$561,000	08/03/2024
2	1004/770b Toorak Rd GLEN IRIS 3146	\$545,000	23/01/2024
3	6/107 Riversdale Rd HAWTHORN 3122	\$535,000	23/12/2023

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: 29/05/2024 08:58



 2  2  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$530,000 - \$560,000

Median Unit Price

March quarter 2024: \$615,000

Comparable Properties



6/1480 Malvern Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

 2  1  1

Price: \$561,000

Method: Private Sale

Date: 08/03/2024

Property Type: Unit



1004/770b Toorak Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

 2  1  1

Price: \$545,000

Method: Private Sale

Date: 23/01/2024

Property Type: Apartment



6/107 Riversdale Rd HAWTHORN 3122 (REI/VG)

Agent Comments

 2  1  1

Price: \$535,000

Method: Private Sale

Date: 23/12/2023

Property Type: Apartment

Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199