

# 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 2/817 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)

Range between \$635,000 & \$695,000

### Median sale price

Median price \$610,000 Property Type Unit Suburb Hawthorn East

Period - From 01/04/2024 to 30/06/2024 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	3/887 Toorak Rd CAMBERWELL 3124	\$690,000	13/07/2024
2	1/355 Glenferrie Rd MALVERN 3144	\$680,000	24/05/2024
3			

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: 09/09/2024 13:33



2   1   1

**Property Type:** Unit

**Agent Comments**

**Indicative Selling Price**

\$635,000 - \$695,000

**Median Unit Price**

June quarter 2024: \$610,000

## Comparable Properties



**3/887 Toorak Rd CAMBERWELL 3124 (REI)**

**Agent Comments**

2   1   1

**Price:** \$690,000

**Method:** Auction Sale

**Date:** 13/07/2024

**Property Type:** Unit



**1/355 Glenferrie Rd MALVERN 3144 (REI/VG)**

**Agent Comments**

2   1   1

**Price:** \$680,000

**Method:** Private Sale

**Date:** 24/05/2024

**Property Type:** Apartment

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.

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