

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 307/757 TOORAK ROAD, HAWTHORN EAST, VIC 3123

Indicative selling price

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

Range between \$599,000 & \$665,000

Median sale price

Median price \$667,500 Property type Unit Suburb HAWTHORN EAST

Period - From 01 January 2021 to 31 December 2021 Source Price Finder

Comparable property sales

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
771 TOORAK RD, HAWTHORN EAST, VIC 3123	\$595,000	10/03/2022
10/474 GLENFERRIE RD, HAWTHORN, VIC 3122	\$660,000	22/11/2021
402/771 TOORAK RD, HAWTHORN EAST, VIC 3123	\$595,000	18/11/2021

This Statement of Information was prepared on: 29/03/2022