

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 309/771 Toorak Road, Hawthorn East Vic 3123

Indicative selling price

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

Single price \$349,000

Median sale price

Median price \$595,000 Property Type Unit Suburb Hawthorn East

Period - From 01/10/2023 to 30/09/2024 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	102/1228 Malvern Rd MALVERN 3144	\$340,000	18/07/2024
2	54/1501-1503 Malvern Rd GLEN IRIS 3146	\$340,000	22/06/2024
3	2/181 Riversdale Rd HAWTHORN 3122	\$320,000	14/06/2024

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: 28/11/2024 18:49



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$349,000

Median Unit Price

Year ending September 2024: \$595,000

Comparable Properties



102/1228 Malvern Rd MALVERN 3144 (REI/VG)

Agent Comments



Price: \$340,000

Method: Private Sale

Date: 18/07/2024

Property Type: Apartment



54/1501-1503 Malvern Rd GLEN IRIS 3146 (REI)

Agent Comments



Price: \$340,000

Method: Private Sale

Date: 22/06/2024

Property Type: Apartment



2/181 Riversdale Rd HAWTHORN 3122 (VG)

Agent Comments



Price: \$320,000

Method: Sale

Date: 14/06/2024

Property Type: Strata Unit/Flat