

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

108/771 TOORAK ROAD HAWTHORN EAST VIC 3123

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$350,000

&

\$385,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

Unit

Suburb

Hawthorn East

Period-from

01 Nov 2023

to

31 Oct 2024

Source

Corelogic

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 6 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

| | | |
|---|-----------|-----------|
| 7/332 RIVERSDALE ROAD HAWTHORN EAST VIC 3123 | \$370,000 | 21-Sep-24 |
| 311/8 MONTROSE STREET HAWTHORN EAST VIC 3123 | \$370,000 | 19-Aug-24 |
| 116/38 CAMBERWELL ROAD HAWTHORN EAST VIC 3123 | \$375,000 | 25-Jul-24 |

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 6 months.~~

This Statement of Information was prepared on: 9 November 2024



**7/332 RIVERSDALE ROAD
HAWTHORN EAST VIC 3123**

 1  1  -

Sold Price ^{RS} **\$370,000** ^{UN} Sold Date **21-Sep-24**

Distance **1.67km**



**311/8 MONTROSE STREET
HAWTHORN EAST VIC 3123**

 1  1  1

Sold Price **\$370,000** Sold Date **19-Aug-24**

Distance **2.45km**



**116/38 CAMBERWELL ROAD
HAWTHORN EAST VIC 3123**

 1  1  1

Sold Price **\$375,000** Sold Date **25-Jul-24**

Distance **2.22km**

RS = Recent sale

UN = Undisclosed Sale

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