

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

505/771 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

\$570,000

&

\$599,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$679,999

Property type

Unit

Suburb

Hawthorn East

Period-from

01 Mar 2021

to

28 Feb 2022

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

204/771 TOORAK ROAD HAWTHORN EAST VIC 3123	\$575,000	09-Feb-21
402/771 TOORAK ROAD HAWTHORN EAST VIC 3123	\$595,000	18-Nov-21
503/771 TOORAK ROAD HAWTHORN EAST VIC 3123	\$635,000	02-Dec-20

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: 09 March 2022



**204/771 TOORAK ROAD
HAWTHORN EAST VIC 3123**

2 2 1

Sold Price **\$575,000** Sold Date **09-Feb-21**

Distance -



**402/771 TOORAK ROAD
HAWTHORN EAST VIC 3123**

2 2 1

Sold Price **\$595,000** Sold Date **18-Nov-21**

Distance -



**503/771 TOORAK ROAD
HAWTHORN EAST VIC 3123**

2 2 1

Sold Price **\$635,000** Sold Date **02-Dec-20**

Distance -

RS = Recent sale

UN = Undisclosed Sale

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