

# 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

406/771 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 \$365,000 & \$385,000

### Median sale price

Median price \$605,000 Property Type Unit Suburb Hawthorn East

Period - From 01/07/2020 to 30/09/2020 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	242/347 Camberwell Rd CAMBERWELL 3124	\$400,000	21/08/2020
2	6/63 Edgar St.N GLEN IRIS 3146	\$376,000	22/07/2020
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:

22/10/2020 12:02



**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$365,000 - \$385,000

**Median Unit Price**

September quarter 2020: \$605,000

## Comparable Properties



**242/347 Camberwell Rd CAMBERWELL 3124 (REI/VG)**

Agent Comments



**Price:** \$400,000

**Method:** Private Sale

**Date:** 21/08/2020

**Rooms:** 3

**Property Type:** Apartment



**6/63 Edgar St.N GLEN IRIS 3146 (REI)**

Agent Comments



**Price:** \$376,000

**Method:** Private Sale

**Date:** 22/07/2020

**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.