

# 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 104/771 TOORAK ROAD, HAWTHORN EAST, VIC 3123

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between 530,000 & \$560,000

### Median sale price

Median price \$620,000 Property type unit Suburb HAWTHORN EAST

Period - From 01 January 2023 to 31 December 2023 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
306/795 TOORAK RD, HAWTHORN EAST, VIC 3123	\$550,000	24/10/2023
202/795 TOORAK RD, HAWTHORN EAST, VIC 3123	\$573,800	11/10/2023
11/36 ANDERSON RD, HAWTHORN EAST, VIC 3123	\$575,000	03/08/2023

This Statement of Information was prepared on: 24/01/2024