

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

408/757 Toorak Road, Hawthorn East Vic 3123

Indicative selling price

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

Single price

\$460,000

Median sale price

Median price

\$600,000

Property Type

Unit

Suburb

Hawthorn East

Period - From

01/05/2023

to

30/04/2024

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	506/480 Riversdale Rd HAWTHORN EAST 3123	\$460,000	12/02/2024
2	118/81 Riversdale Rd HAWTHORN 3122	\$445,000	10/01/2024
3	406/770a Toorak Rd GLEN IRIS 3146	\$445,000	30/11/2023

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:

01/05/2024 10:58



 1  1  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$460,000

Median Unit Price

01/05/2023 - 30/04/2024: \$600,000

Comparable Properties



**506/480 Riversdale Rd HAWTHORN EAST
3123 (REI/VG)**

Agent Comments

 1  1  1

Price: \$460,000

Method: Private Sale

Date: 12/02/2024

Property Type: Apartment



**118/81 Riversdale Rd HAWTHORN 3122
(REI/VG)**

Agent Comments

 1  1  1

Price: \$445,000

Method: Private Sale

Date: 10/01/2024

Property Type: Unit



406/770a Toorak Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

 1  1  1

Price: \$445,000

Method: Private Sale

Date: 30/11/2023

Property Type: Apartment

Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199