# 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

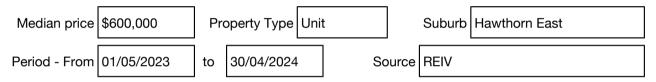
408/757 Toorak Road, Hawthorn East Vic 3123

#### Indicative selling price

	consumer.vic.gov.a	

Single price \$460,000

#### Median sale price



## 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







**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)



Price: \$460,000 Method: Private Sale Date: 12/02/2024 Property Type: Apartment

Agent Comments

118/81 Riversdale Rd HAWTHORN 3122 (REI/VG) Agent Comments



Price: \$445,000 Method: Private Sale Date: 10/01/2024 Property Type: Unit



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



Price: \$445,000 Method: Private Sale Date: 30/11/2023 Property Type: Apartment

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





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