

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

G01/795 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

\$510,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

Unit

Suburb

Hawthorn East

Period-from

01 Jan 2023

to

31 Dec 2023

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

101/347 CAMBERWELL ROAD CAMBERWELL VIC 3124	\$550,000	06-Sep-23
502/138 CAMBERWELL ROAD HAWTHORN EAST VIC 3123	\$525,000	11-Aug-23
103/565 CAMBERWELL ROAD CAMBERWELL VIC 3124	\$510,000	11-Oct-23

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 January 2024

**101/347 CAMBERWELL ROAD
CAMBERWELL VIC 3124**

2 2 1

Sold Price **\$550,000** Sold Date **06-Sep-23**Distance **1.91km****502/138 CAMBERWELL ROAD
HAWTHORN EAST VIC 3123**

2 2 1

Sold Price **\$525,000** Sold Date **11-Aug-23**Distance **1.97km****103/565 CAMBERWELL ROAD
CAMBERWELL VIC 3124**

2 2 1

Sold Price **\$510,000** Sold Date **11-Oct-23**Distance **2.43km**

RS = Recent sale

UN = Undisclosed Sale

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