

# 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 201/ 813 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 \$779,000 & \$850,000

### Median sale price

Median price \$642,000

Property type Unit

Suburb Hawthorn East

Period - From 01 April 2022

to 31 March 2023

Source

Pricefinder

### Comparable property sales

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:

29/05/2023