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	305/795 Toorak Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between $1,050,000 & $1,150,000

Median sale price

Median price	Property Type	Suburb
$666,000	Unit	Hawthorn East

Period - From	to	Source
01/04/2023	30/06/2023	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	107/770d Toorak Rd GLEN IRIS 3146	$1,137,000	21/03/2023
2	5/717 Toorak Rd KOOYONG 3144	$1,080,000	29/04/2023
3	1/1261-1269 Malvern Rd MALVERN 3144	$1,075,000	10/05/2023

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: 02/08/2023 15:15

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Indicative Selling Price
$1,050,000 - $1,150,000
Median Unit Price
June quarter 2023: $666,000

🛏 3　🛁 2　🚗 2

Property Type: Apartment
Agent Comments

Comparable Properties

107/770d Toorak Rd GLEN IRIS 3146 (REI/VG)

🛏 3　🛁 2　🚗 2

Price: $1,137,000
Method: Private Sale
Date: 21/03/2023
Property Type: Apartment

Agent Comments

5/717 Toorak Rd KOOYONG 3144 (REI/VG)

🛏 3　🛁 2　🚗 2

Price: $1,080,000
Method: Auction Sale
Date: 29/04/2023
Property Type: Apartment

Agent Comments

1/1261-1269 Malvern Rd MALVERN 3144 (REI)

🛏 2　🛁 2　🚗 2

Price: $1,075,000
Method: Sold Before Auction
Date: 10/05/2023
Property Type: Apartment

Agent Comments

Account - Whitefox Real Estate　|　P: 96459699