

# 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](http://consumer.vic.gov.au/underquoting)

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

### Median sale price

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

Period - From 01/04/2023 to 30/06/2023 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	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

305/795 Toorak Road, Hawthorn East Vic 3123

WHITEFOX

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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) Agent Comments

3 2 2

**Price:** \$1,137,000

**Method:** Private Sale

**Date:** 21/03/2023

**Property Type:** Apartment



5/717 Toorak Rd KOORYONG 3144 (REI/VG) Agent Comments

3 2 2

**Price:** \$1,080,000

**Method:** Auction Sale

**Date:** 29/04/2023

**Property Type:** Apartment



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

2 2 2

**Price:** \$1,075,000

**Method:** Sold Before Auction

**Date:** 10/05/2023

**Property Type:** Apartment

Account - Whitefox Real Estate | P: 96459699



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