

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

106/795 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Hawthorn East

Period-from

01 Sep 2022

to

31 Aug 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

302/1 PORTER STREET HAWTHORN EAST VIC 3123	\$600,000	13-May-23
409/1 PORTER STREET HAWTHORN EAST VIC 3123	\$595,000	10-Aug-23
410/1 PORTER STREET HAWTHORN EAST VIC 3123	\$590,000	13-Jul-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: 04 September 2023

**302/1 PORTER STREET
HAWTHORN EAST VIC 3123**

2 2 1

Sold Price **\$600,000** Sold Date **13-May-23**Distance **2.01km****409/1 PORTER STREET
HAWTHORN EAST VIC 3123**

2 2 1

Sold Price ^{RS} **\$595,000** Sold Date **10-Aug-23**Distance **2.01km****410/1 PORTER STREET
HAWTHORN EAST VIC 3123**

2 2 1

Sold Price ^{RS} **\$590,000** Sold Date **13-Jul-23**Distance **2.01km****RS** = Recent sale**UN** = Undisclosed Sale

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