

Statement of Information

Single residential property located in the Melbourne metropolitan area

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

Property offered for sale

Address
Including suburb and
postcode

408/771 TOORAK ROAD, HAWTHORN EAST, VIC 3123

Indicative selling price

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

Price Range:

\$410,000 to \$450,000

Median sale price

Median price

\$646,000

Property type

Unit

Suburb

HAWTHORN EAST

Period

01 July 2022 to 30 June 2023

Source

pricefinder

Comparable property sales

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

211/38 HAROLD ST, HAWTHORN EAST, VIC 3123	\$465,000	11/07/2023
106/765 TOORAK RD, HAWTHORN EAST, VIC 3123	\$487,500	05/05/2023
8/61 MAYSTON ST, HAWTHORN EAST, VIC 3123	\$475,000	04/03/2023

This Statement of Information was prepared on:

02/09/2023