

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

101 & 103/813 Toorak Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$465,000 & \$485,000

Median sale price

Median price \$645,000 Property Type Unit Suburb Hawthorn East

Period - From 01/01/2021 to 31/12/2021 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	314/757 Toorak Rd HAWTHORN EAST 3123	\$555,000	19/10/2021
2	209/757 Toorak Rd HAWTHORN EAST 3123	\$505,000	25/11/2021
3			

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: 16/02/2022 11:28

101 & 103/813 Toorak Road, Hawthorn East Vic 3123



Ross-Hunt
real estate

Jeff Anderson

(03) 9835 1151

0411 222 744

jeffa@rosshunt.com.au

Indicative Selling Price

\$465,000 - \$485,000

Median Unit Price

Year ending December 2021: \$645,000



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties

314/757 Toorak Rd HAWTHORN EAST 3123 (VG)

Agent Comments



Price: \$555,000

Method: Sale

Date: 19/10/2021

Property Type: Strata Unit/Flat



209/757 Toorak Rd HAWTHORN EAST 3123 (VG)

Agent Comments



Price: \$505,000

Method: Sale

Date: 25/11/2021

Property Type: Strata Unit/Flat

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.

Account - Ross-Hunt Surrey Hills | P: (03) 9830 4044



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