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	413/ 757-763 TOORAK ROAD, HAWTHORN EAST, VIC 3123

Indicative selling price

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

Range between $1,070,000 & $1,175,000

Median sale price

Median price $662,500 Property type *unit* Suburb HAWTHORN EAST

Period - From 01 January 2021 to 31 December 2021 Source REIV

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
308/770 TOORAK RD, GLEN IRIS, VIC 3146	$1,005,000	21/12/2021
3/797 TOORAK RD, HAWTHORN EAST, VIC 3123	$1,055,000	19/10/2021

This Statement of Information was prepared on: 19/01/2022