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	2/746 Toorak Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between $1,350,000 & $1,450,000

Median sale price

Median price $1,437,500 Property Type Townhouse Suburb Hawthorn East

Period - From 17/04/2022 to 16/04/2023 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	1/33 Peate Av GLEN IRIS 3146	$1,570,000	22/02/2023
2	15a Martin Rd GLEN IRIS 3146	$1,550,000	17/12/2022
3	14/56 Osborne Av GLEN IRIS 3146	$1,320,000	29/10/2022

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: 17/04/2023 11:09

2/746 Toorak Road, Hawthorn East Vic 3123

shelter. Real Estate
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3 3 2

Property Type: Townhouse

Agent Comments

Set quietly at the rear of two, this conveniently located townhouse has been built to exacting standards.

Indicative Selling Price
$1,350,000 - $1,450,000
Median Townhouse Price
17/04/2022 - 16/04/2023: $1,437,500

Comparable Properties



1/33 Peate Av GLEN IRIS 3146 (REI)

3 2 2

Price: $1,570,000
Method: Sold Before Auction
Date: 22/02/2023
Property Type: Townhouse (Res)

Agent Comments



15a Martin Rd GLEN IRIS 3146 (REI/VG)

3 2 2

Price: $1,550,000
Method: Auction Sale
Date: 17/12/2022
Property Type: Townhouse (Res)
Land Size: 383 sqm approx

Agent Comments



14/56 Osborne Av GLEN IRIS 3146 (REI/VG)

3 2 2

Price: $1,320,000
Method: Auction Sale
Date: 29/10/2022
Property Type: Townhouse (Res)

Agent Comments

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