

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 Rd, Hawthorn East Vic 3123

Indicative selling price

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

Single price \$465,000

Median sale price

Median price \$640,000

Property Type Unit

Suburb Hawthorn East

Period - From 03/03/2020

to 02/03/2021

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	5/82 Campbell Rd HAWTHORN EAST 3123	\$535,000	27/02/2021
2	7/325 Riversdale Rd HAWTHORN EAST 3123	\$521,000	11/12/2020
3	307/795 Toorak Rd HAWTHORN EAST 3123	\$505,000	13/11/2020

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:

03/03/2021 11:32



 2  1  1

Property Type: Strata Unit/Flat
Agent Comments

Comparable Properties



5/82 Campbell Rd HAWTHORN EAST 3123 (REI)

Agent Comments

 2  1  -

Price: \$535,000
Method: Auction Sale
Date: 27/02/2021
Property Type: Unit



7/325 Riversdale Rd HAWTHORN EAST 3123 (REI/VG)

Agent Comments

 2  1  1

Price: \$521,000
Method: Private Sale
Date: 11/12/2020
Property Type: Apartment



307/795 Toorak Rd HAWTHORN EAST 3123 (REI/VG)

Agent Comments

 2  2  1

Price: \$505,000
Method: Private Sale
Date: 13/11/2020
Property Type: Apartment