

# 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 209/765 Toorak Road, Hawthorn East, VIC 3123

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$440,000

### Median sale price

Median price \$660,000 Property Type House Suburb Hawthorn East (3123)

Period - From 08/01/2020 to 07/01/2021 Source PDOL

### Comparable property sales

**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: 31/03/2021