

# Statement of Information

## Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Unit offered for sale

Address 1-11/ 876 Toorak Rd Hawthorn East VIC - Townhouses

### Indicative selling price

Unit type or class	Single price		Lower price	&	Higher price
TYPE A - 3 Beds, 2 Bath, 2 Car, 1 Study	\$*1,520,000	Or range between	\$*		\$
TYPE B - 3 Beds, 2.5 Bath, 2 Car, 1 Study	\$*1,400,000		\$*		\$
TYPE C - 3 Beds, 3 Bath, 2 Car	\$*	Or range between	\$*1,420,000	&	\$1,430,000
TYPE D - 4 Beds, 2.5 Bath, 2 Car	\$*	Or range between	\$*1,380,000	&	\$1,390,000
TYPE E - 4 Beds, 2.5 Bath, 2 Car, 1 Study	\$*1,380,000	Or range between	\$*	&	\$

### Suburb unit median sale price

Median price \$2,268,500

Suburb Hawthorn East

Period - From 01/07/2019

To 30/06/2020

Source REIV

### Comparable property sales

Unit type or class	Address of comparable unit	Price	Date of sale
TYPE A	1. 1/35 Iris Rd GLEN IRIS 3146 VIC	\$1,430,000	14/08/2020
	2. 3/11 Acheron Av CAMBERWELL 3124 VIC	\$ 1,510,000	04/07/2020
	3. 1/251 Riversdale Rd HAWTHORN EAST 3123 VIC	\$1,550,000	30/05/2020

TYPE B	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
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TYPE C	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
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Unit type or class	Address of comparable unit	Price	Date of sale
TYPE D	1. 1/443 Camberwell Rd CAMBERWELL 3124 VIC	\$1,250,000	16/06/2020
	2	\$	
	3	\$	

TYPE E	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
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This Statement of Information was prepared on: 30/09/2020 12:05