

Statement of Information

Multiple residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Unit offered for sale

Address
Including suburb and
postcode

765-769 Toorak Road, Hawthorn East Vic 3123

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
1 Bed 1 Bath	\$440,000	Or range between		&	
2 Bed 1 Bath	\$595,000	Or range between		&	
2 Bed 2 Bath	\$730,000	Or range between		&	
3 Bed 2 Bath	\$1,010,000	Or range between		&	
3 Bed 3 Bath	\$1,350,000	Or range between		&	

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price

\$645,050

Suburb

Hawthorn East

Period - From

07/09/2020

to

06/09/2021

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale
1 Bed 1 Bath	807/770c Toorak Rd GLEN IRIS 3146	\$430,000	25/06/2021
	308/436 Burke Rd CAMBERWELL 3124	\$449,000	15/06/2021
	4/111 Riversdale Rd HAWTHORN 3122	\$450,000	17/04/2021

Unit type or class

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale
2 Bed 1 Bath	14/219-227 Auburn Rd HAWTHORN 3122	\$587,500	18/05/2021
	103/994 Toorak Rd CAMBERWELL 3124	\$605,000	22/04/2021
	112/436 Burke Rd CAMBERWELL 3124	\$615,000	21/04/2021

Unit type or class

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale
2 Bed 2 Bath	104/2a Campbell Gr HAWTHORN EAST 3123	\$730,000	21/03/2021
	104/121 Riversdale Rd HAWTHORN 3122	\$730,000	19/03/2021
	5/1683 Malvern Rd GLEN IRIS 3146	\$735,000	19/05/2021

Unit type or class

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale
3 Bed 2 Bath	1/1524 Malvern Rd GLEN IRIS 3146	\$1,025,000	22/05/2021
	27/1231 Malvern Rd MALVERN 3144	\$959,000	02/06/2021

Unit type or class

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale
3 Bed 3 Bath			

OR

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.

This Statement of Information was prepared on:

07/09/2021 17:03