



**Rooms:** 4

**Property Type:** Apartment

Agent Comments

## Comparable Properties



7/512 Toorak Rd TOORAK 3142 (REI/VG)

Agent Comments



**Price:** \$1,100,000

**Method:** Auction Sale

**Date:** 30/03/2019

**Rooms:** -

**Property Type:** Apartment



2/6 Grange Rd TOORAK 3142 (REI)

Agent Comments



**Price:** \$1,100,000

**Method:** Auction Sale

**Date:** 16/03/2019

**Rooms:** -

**Property Type:** Apartment



1002/9-15 David St RICHMOND 3121 (REI)

Agent Comments



**Price:** \$1,030,000

**Method:** Private Sale

**Date:** 31/01/2019

**Rooms:** 7

**Property Type:** Apartment

## 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

59/8 Wallen Road, Hawthorn Vic 3122

#### Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

#### Median sale price

Median price

\$536,250

House

Unit

X

Suburb

Hawthorn

Period - From

01/01/2019

to

31/03/2019

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	7/512 Toorak Rd TOORAK 3142	\$1,100,000	30/03/2019
2	2/6 Grange Rd TOORAK 3142	\$1,100,000	16/03/2019
3	1002/9-15 David St RICHMOND 3121	\$1,030,000	31/01/2019

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.