

Statement of Information

Single residential property located in the Melbourne metropolitan area

Property offered for sale

Address
Including suburb and
postcode

21A CLIFTON ROAD, HAWTHORN EAST, VIC 3123

Indicative selling price

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

Range between \$1,865,000 & \$1,930,000

Median sale price

Median price \$2,577,500 Property type House Suburb Hawthorn East

Period - From 01 July 2022 to 30 June 2023 Source Price Finder

Comparable property sales

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.

Address of comparable property Price Date of sale

| | | |
|---|-------------|------------|
| 1/37 DONNA BUANG ST, CAMBERWELL, VIC 3124 | \$1,870,000 | 06/05/2023 |
| 527 TOORONGA RD, HAWTHORN EAST, VIC 3123 | \$1,750,000 | 25/03/2023 |
| 46A HENRIETTA ST, HAWTHORN, VIC 3122 | \$1,821,000 | 25/03/2023 |

This Statement of Information was prepared on:

09/09/2023