

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 2/1 Clifton Road, Hawthorn East, VIC 3123

Indicative selling price

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

Price Range

\$850,000

&

\$900,000

Median sale price

Median price

\$655,000

Property Type

Unit

Suburb

Hawthorn East (3123)

Period - From

01/12/2023

to

30/11/2024

Source

RPDATA

Comparable property sales

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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
3/27 CLIFTON ROAD, HAWTHORN EAST VIC 3123	\$845,000	26/10/2024
4/73 ST HELENS ROAD, HAWTHORN EAST VIC 3123	\$890,000	24/06/2023
2/300-302 TOORONGA ROAD, GLEN IRIS VIC 3146	\$880,000	13/07/2024

This Statement of Information was prepared on: 06/12/2024