

## 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

2/7 Clifton Road, Hawthorn East Vic 3123

## Indicative selling price

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

Single price \$785,000

## Median sale price

Median price \$627,000

House

Unit

X

Suburb

Hawthorn East

Period - From 01/04/2018

to

30/06/2018

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	3/37 Iris Rd GLEN IRIS 3146	\$825,000	30/05/2018
2	3/13 Iris Rd GLEN IRIS 3146	\$795,500	30/06/2018
3	5/5 High Rd CAMBERWELL 3124	\$775,000	08/03/2018

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.



2  
 1  
 1

**Rooms:****Property Type:** Villa

Agent Comments

Filled with natural light enhanced by its impressive proportions, this irresistible villa boasts ultimate convenience and low-maintenance living. A generous living and dining domain is complemented by polished floors and accompanied by a spacious open kitchen/meals area. Two double bedrooms (both with built-in robes), share a central bathroom, large laundry, rear sun baked courtyard, ample storage and secure lock up garage. Superbly positioned with easy access to Camberwell Junction, Tooronga Village shopping centre and Burke Road trams.

## Comparable Properties

**3/37 Iris Rd GLEN IRIS 3146 (REI/VG)**

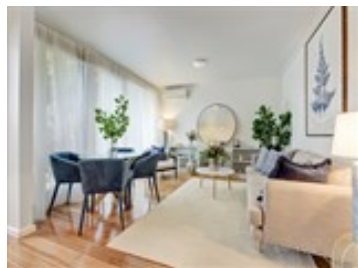
Agent Comments

2  
 1  
 1

**Price:** \$825,000**Method:** Private Sale**Date:** 30/05/2018**Rooms:** 4**Property Type:** Unit**3/13 Iris Rd GLEN IRIS 3146 (REI)**

Agent Comments

2  
 1  
 1

**Price:** \$795,500**Method:** Auction Sale**Date:** 30/06/2018**Rooms:** -**Property Type:** Apartment**5/5 High Rd CAMBERWELL 3124 (REI/VG)**

Agent Comments

2  
 1  
 1

**Price:** \$775,000**Method:** Sold Before Auction**Date:** 08/03/2018**Rooms:** 4**Property Type:** Unit