

Karen Chung 9805 1111 0488 618 816 kchung@woodards.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	y offered	for sale
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Address	40 Clive Road, Hawthorn East Vic 3123
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,350,000	&	\$1,485,000
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Median sale price

Median price	\$1,955,000	Hou	ise X	Unit		;	Suburb	Hawthorn East
Period - From	01/07/2018	to	30/09/2018		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.

Ad	dress of comparable property	Price	Date of sale
1	37 Munro St HAWTHORN EAST 3123	\$1,425,000	12/09/2018
2	50 Bell St HAWTHORN 3122	\$1,400,000	01/12/2018
3	45 Haines St HAWTHORN 3122	\$1,320,000	20/10/2018

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.

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Indicative Selling Price \$1,350,000 - \$1,485,000 **Median House Price** September quarter 2018: \$1,955,000



Rooms:

Property Type: House Land Size: 428 sgm approx

Agent Comments

Comparable Properties

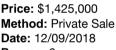


37 Munro St HAWTHORN EAST 3123 (REI)

-3

630 -

Agent Comments Land size 381sqm



Rooms: 6

Property Type: House (Res) Land Size: 381 sgm approx



50 Bell St HAWTHORN 3122 (REI)

--- 3



Price: \$1,400,000 Method: Auction Sale Date: 01/12/2018

Rooms: -

Property Type: House (Res) Land Size: 278.71 sqm approx **Agent Comments**

Fully renovated home Land size 279sqm (approx.)









Price: \$1,320,000 Method: Private Sale Date: 20/10/2018

Rooms: -

Property Type: House

Agent Comments

Fully renovated home on land size 191sqm (approx.)

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