

## 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

40 Clive 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)

Range between \$1,350,000

&amp;

\$1,485,000

**Median sale price**

Median price \$1,955,000

House

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.

	Address 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.



 3  2  2

**Rooms:**

**Property Type:** House

**Land Size:** 428 sqm approx

**Agent Comments**

## Comparable Properties



**37 Munro St HAWTHORN EAST 3123 (REI)**

 3  2  -

**Agent Comments**

Land size 381sqm

**Price:** \$1,425,000

**Method:** Private Sale

**Date:** 12/09/2018

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 381 sqm approx



**50 Bell St HAWTHORN 3122 (REI)**

 3  1  1

**Agent Comments**

Fully renovated home Land size 279sqm (approx.)

**Price:** \$1,400,000

**Method:** Auction Sale

**Date:** 01/12/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 278.71 sqm approx



**45 Haines St HAWTHORN 3122 (REI)**

 3  1  -

**Agent Comments**

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

**Price:** \$1,320,000

**Method:** Private Sale

**Date:** 20/10/2018

**Rooms:** -

**Property Type:** House