

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 3/3 Clifton Road, Hawthorn East Vic 3123

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Range between \$700,000 & \$770,000

Median sale price

Median price \$610,000 Property type Unit Suburb Hawthorn East

Period - From 28/01/2024 to 27/01/2025 Source Property Data

Comparable property sales

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
9/374 Auburn Rd HAWTHORN 3122	\$800,000	30/11/2024
3/33 Anderson Rd HAWTHORN EAST 3123	\$720,000	26/10/2024
10/300 Tooronga Rd GLEN IRIS 3146	\$790,000	19/10/2024

This Statement of Information was prepared on: 28/01/2025