

# 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 43 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 \$3,000,000 & \$3,300,000

### Median sale price

Median price \$2,550,000 Property Type House Suburb Hawthorn East

Period - From 01/04/2023 to 31/03/2024 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	138 Victoria Rd HAWTHORN EAST 3123	\$3,400,000	02/03/2024
2	29 Torrington St CANTERBURY 3126	\$3,300,000	23/03/2024
3	26 Kildare St HAWTHORN EAST 3123	\$3,105,000	25/11/2023

**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.~~

This Statement of Information was prepared on: 19/04/2024 18:23

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5   2   4

**Property Type:**

Divorce/Estate/Family Transfers

**Land Size:** 734 sqm approx

Agent Comments

**Indicative Selling Price**

\$3,000,000 - \$3,300,000

**Median House Price**

Year ending March 2024: \$2,550,000

## Comparable Properties



**138 Victoria Rd HAWTHORN EAST 3123 (REI)**   Agent Comments

4   3   2

**Price:** \$3,400,000

**Method:** Auction Sale

**Date:** 02/03/2024

**Property Type:** House (Res)

**Land Size:** 708 sqm approx



**29 Torrington St CANTERBURY 3126 (REI)**   Agent Comments

4   1   3

**Price:** \$3,300,000

**Method:** Auction Sale

**Date:** 23/03/2024

**Property Type:** House (Res)

**Land Size:** 945 sqm approx



**26 Kildare St HAWTHORN EAST 3123 (REI/VG)**   Agent Comments

3   2   1

**Price:** \$3,105,000

**Method:** Auction Sale

**Date:** 25/11/2023

**Property Type:** House (Res)

**Land Size:** 544 sqm approx

Account - A-Z Real Estate Agency | P: 03 9815 1124