

# 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

2/26 Clifton Road, Hawthorn East Vic 3123

### Indicative selling price

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

Range between \$1,850,000 & \$2,000,000

### Median sale price

Median price \$2,459,889 Property Type House Suburb Hawthorn East

Period - From 01/07/2024 to 30/09/2024 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	14 Hazeldine Rd GLEN IRIS 3146	\$2,000,000	15/09/2024
2	43 Valley Pde GLEN IRIS 3146	\$1,970,000	11/09/2024
3	1476 High St GLEN IRIS 3146	\$1,980,000	25/05/2024

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:

15/10/2024 10:46



James Fitzpatrick  
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**Indicative Selling Price**

\$1,850,000 - \$2,000,000

**Median House Price**

September quarter 2024: \$2,459,889



5 2 3

**Property Type:** House

Agent Comments

## Comparable Properties



**14 Hazeldine Rd GLEN IRIS 3146 (REI)**

Agent Comments

4 3 2

**Price:** \$2,000,000

**Method:** Private Sale

**Date:** 15/09/2024

**Property Type:** House (Res)



**43 Valley Pde GLEN IRIS 3146 (REI)**

Agent Comments

4 2 2

**Price:** \$1,970,000

**Method:** Sold Before Auction

**Date:** 11/09/2024

**Property Type:** Townhouse (Res)

**Land Size:** 444 sqm approx



**1476 High St GLEN IRIS 3146 (REI/VG)**

Agent Comments

4 3 2

**Price:** \$1,980,000

**Method:** Auction Sale

**Date:** 25/05/2024

**Property Type:** House (Res)

**Land Size:** 450 sqm approx

**Account - Jellis Craig** | P: 03 9810 5000 | F: 03 9819 2511



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