

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

8/282 Riversdale 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)

Single Price

or range
between

\$480,000

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

Unit

Suburb

Hawthorn East

Period-from

01 Jun 2020

to

31 May 2021

Source

Corelogic

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 6 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

2/23 Harold Street Hawthorn East VIC 3123	\$555,000	13-Mar-21
8/23 Auburn Grove Hawthorn East VIC 3123	\$584,000	22-May-21
5/82 Campbell Road Hawthorn East VIC 3123	\$535,000	27-Feb-21

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 6 months.

This Statement of Information was prepared on: 29 June 2021



**2/23 Harold Street Hawthorn East
VIC 3123**

 1  1  2

Sold Price

\$555,000

Sold Date

13-Mar-21

Distance

0.73km



**8/23 Auburn Grove Hawthorn East
VIC 3123**

 1  1  1

Sold Price

^{RS} **\$584,000**

Sold Date

22-May-21

Distance

0.59km



**5/82 Campbell Road Hawthorn East
VIC 3123**

 1  1  2

Sold Price

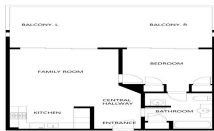
\$535,000

Sold Date

27-Feb-21

Distance

0.87km



**15/102-118 Camberwell Road
Hawthorn East VIC 3123**

 1  1  1

Sold Price

\$450,000

Sold Date

04-Feb-21

Distance

0.62km

RS = Recent sale

UN = Undisclosed Sale

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