

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

214B/71 RIVERSDALE ROAD HAWTHORN VIC 3122

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

\$120,000

&

\$132,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$568,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 May 2023

to

30 Apr 2024

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

319/1 GLENFERRIE PLACE HAWTHORN VIC 3122	\$129,000	08-Apr-24
1009/1 GLENFERRIE PLACE HAWTHORN VIC 3122	\$130,000	17-Jan-24
208/383 BURWOOD ROAD HAWTHORN VIC 3122	\$125,000	15-Feb-24

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: 22 May 2024



**319/1 GLENFERRIE PLACE
HAWTHORN VIC 3122**

 1  1  -

Sold Price

\$129,000

Sold Date **08-Apr-24**

Distance

0.73km



**1009/1 GLENFERRIE PLACE
HAWTHORN VIC 3122**

 1  1  -

Sold Price

\$130,000

Sold Date **17-Jan-24**

Distance

0.73km



**208/383 BURWOOD ROAD
HAWTHORN VIC 3122**

 1  1  -

Sold Price

\$125,000

Sold Date **15-Feb-24**

Distance

0.75km

RS = Recent sale

UN = Undisclosed Sale

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