

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

5/352 Auburn 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

\$620,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Jan 2021

to

31 Dec 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

12/247-249 Riversdale Road Hawthorn East VIC 3123	\$610,000	22-Sep-21
9/247-249 Riversdale Road Hawthorn East VIC 3123	\$630,000	04-Nov-21
56/349-367 Riversdale Road Hawthorn East VIC 3123	\$610,000	06-Aug-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: 28 January 2022



**12/247-249 Riversdale Road
Hawthorn East VIC 3123**

 2  1  1

Sold Price

\$610,000

Sold Date

22-Sep-21

Distance

0.33km



**9/247-249 Riversdale Road
Hawthorn East VIC 3123**

 2  1  1

Sold Price

\$630,000

Sold Date

04-Nov-21

Distance

0.33km



**56/349-367 Riversdale Road
Hawthorn East VIC 3123**

 2  1  1

Sold Price

\$610,000

Sold Date

06-Aug-21

Distance

0.73km

RS = Recent sale

UN = Undisclosed Sale

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