

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 207/480 Riversdale Road, Hawthorn East Vic 3123

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$430,000 & \$470,000

Median sale price

Median price \$598,000 Property Type Unit 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	13/570 Glenferrie Rd HAWTHORN 3122	\$470,000	07/02/2024
2	506/480 Riversdale Rd HAWTHORN EAST 3123	\$460,000	12/02/2024
3	809/480 Riversdale Rd HAWTHORN EAST 3123	\$455,000	15/04/2024

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: 24/06/2024 13:42



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$430,000 - \$470,000

Median Unit Price

Year ending March 2024: \$598,000

Comparable Properties



13/570 Glenferrie Rd HAWTHORN 3122 (VG)

Agent Comments



Price: \$470,000

Method: Sale

Date: 07/02/2024

Property Type: Strata Unit/Flat



506/480 Riversdale Rd HAWTHORN EAST 3123 (REI/VG)

Agent Comments



Price: \$460,000

Method: Private Sale

Date: 12/02/2024

Property Type: Apartment



809/480 Riversdale Rd HAWTHORN EAST 3123 (REI/VG)

Agent Comments



Price: \$455,000

Method: Private Sale

Date: 15/04/2024

Property Type: Apartment

Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199