

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

2/18 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

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$549,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Oct 2023

to

30 Sep 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

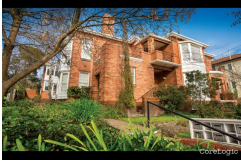
Date of sale

5/562 TOORAK ROAD TOORAK VIC 3142	\$1,230,000	09-May-24
38/17-25 YARRA STREET HAWTHORN VIC 3122	\$1,290,000	22-Jun-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: 18 October 2024

**5/562 TOORAK ROAD TOORAK
VIC 3142**

3 1 1

Sold Price **\$1,230,000** Sold Date **09-May-24**Distance **1.71km****38/17-25 YARRA STREET
HAWTHORN VIC 3122**

3 2 2

Sold Price **\$1,290,000** Sold Date **22-Jun-24**Distance **0.82km**

RS = Recent sale

UN = Undisclosed Sale

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