

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

5/129-131 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

\$340,000

&

\$355,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Mar 2022

to

28 Feb 2023

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

207/17 RIVERSDALE ROAD HAWTHORN VIC 3122	\$360,000	22-Nov-22
3/129-131 RIVERSDALE ROAD HAWTHORN VIC 3122	\$380,000	01-Mar-22
8/71 AUBURN ROAD HAWTHORN VIC 3122	\$357,999	19-Dec-22

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.~~

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**207/17 RIVERSDALE ROAD
HAWTHORN VIC 3122**

1 1 1

Sold Price **\$360,000** Sold Date **22-Nov-22**

Distance **0.94km**

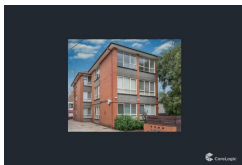


**3/129-131 RIVERSDALE ROAD
HAWTHORN VIC 3122**

1 1 1

Sold Price **\$380,000** Sold Date **01-Mar-22**

Distance **0km**



**8/71 AUBURN ROAD HAWTHORN
VIC 3122**

1 1 1

Sold Price **\$357,999** Sold Date **19-Dec-22**

Distance **1.11km**

RS = Recent sale UN = Undisclosed Sale

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