

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

313/81 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

\$390,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Jan 2022

to

31 Dec 2022

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

506/1A LAUNDER STREET HAWTHORN VIC 3122	\$415,000	08-Nov-22
204/311 BURWOOD ROAD HAWTHORN VIC 3122	\$382,500	03-Aug-22
204/80 LYNCH STREET HAWTHORN VIC 3122	\$416,000	16-Sep-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.

This Statement of Information was prepared on: 15 January 2023


**506/1A LAUNDER STREET
HAWTHORN VIC 3122**
 1
  1
  1

 Sold Price ^{RS} **\$415,000** ^{UN} Sold Date **08-Nov-22**

 Distance **0.71km**

**204/311 BURWOOD ROAD
HAWTHORN VIC 3122**
 1
  1
  1

 Sold Price **\$382,500** Sold Date **03-Aug-22**

 Distance **0.7km**

**204/80 LYNCH STREET
HAWTHORN VIC 3122**
 1
  1
  1

 Sold Price **\$416,000** Sold Date **16-Sep-22**

 Distance **0.69km**

RS = Recent sale

UN = Undisclosed Sale

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