

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

1/251 RIVERSDALE ROAD HAWTHORN EAST VIC 3123

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

\$1,650,000

&

\$1,750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Hawthorn East

Period-from

01 May 2023

to

30 Apr 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

13/573 GLENFERRIE ROAD HAWTHORN VIC 3122	\$1,750,000	08-Nov-23
110/33 WATTLE ROAD HAWTHORN VIC 3122	\$1,825,000	01-Mar-24
5 PIN OAK COURT CANTERBURY VIC 3126	\$1,695,000	27-Nov-23

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: 06 May 2024

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**13/573 GLENFERRIE ROAD
HAWTHORN VIC 3122**

3 2 2

Sold Price **\$1,750,000** Sold Date **08-Nov-23**

Distance **1.07km**



**110/33 WATTLE ROAD
HAWTHORN VIC 3122**

3 2 2

Sold Price ^{RS} **\$1,825,000** ^{UN} Sold Date **01-Mar-24**

Distance **1.58km**



**5 PIN OAK COURT CANTERBURY
VIC 3126**

3 2 2

Sold Price **\$1,695,000** Sold Date **27-Nov-23**

Distance **1.62km**

RS = Recent sale

UN = Undisclosed Sale

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