

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 308B/71 Riversdale Road, Hawthorn, VIC 3122

Indicative selling price

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

Price Range \$115,000 & \$125,000

Median sale price

Median price \$549,000 Property Type House Suburb Hawthorn (3122)
Period - From 01/10/2023 to 30/09/2024 Source corelogic

Comparable property sales

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
101B/71 RIVERSDALE ROAD, HAWTHORN VIC 3122	\$117,500	23/06/2024
223/367-369 BURWOOD ROAD, HAWTHORN VIC 3122	\$127,500	23/08/2024
407/1 GLENFERRIE PLACE, HAWTHORN VIC 3122	\$135,000	26/07/2024

This Statement of Information was prepared on: 21/10/2024