

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 216/81-83 RIVERSDALE ROAD, HAWTHORN, VIC 3122


Indicative selling price

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

Range between \$390,000 & \$420,000

Median sale price

Median price \$590,000 Property type unit Suburb HAWTHORN EAST

Period - From 01/10/2020 to 30/09/2021 Source 

Comparable property sales

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
18 CAMBERWELL ROAD, HAWTHORN EAST, VIC 3123	\$395,000	03/12/2021
902/770 TOORAK RD, GLEN IRIS, VIC 3146	\$417,000	28/09/2021
813/377 BURWOOD RD, HAWTHORN, VIC 3122	\$417,500	11/08/2021

This Statement of Information was prepared on: 08/12/2021