

## 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

212A/71 RIVERSDALE ROAD HAWTHORN VIC 3122

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$110,000

&

\$120,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Dec 2023

to

30 Nov 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

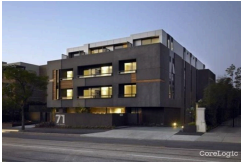
Date of sale

214B/71 RIVERSDALE ROAD HAWTHORN VIC 3122	\$110,000	22-Aug-24
101B/71 RIVERSDALE ROAD HAWTHORN VIC 3122	\$117,500	23-Jun-24
313A/71 RIVERSDALE ROAD HAWTHORN VIC 3122	\$115,000	07-Mar-24

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: 13 December 2024



**214B/71 RIVERSDALE ROAD  
HAWTHORN VIC 3122**

 1  1  -

Sold Price

**\$110,000**

Sold Date **22-Aug-24**

Distance

**0km**



**101B/71 RIVERSDALE ROAD  
HAWTHORN VIC 3122**

 1  1  -

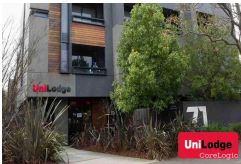
Sold Price

**\$117,500**

Sold Date **23-Jun-24**

Distance

**0.02km**



**313A/71 RIVERSDALE ROAD  
HAWTHORN VIC 3122**

 1  1  -

Sold Price

**\$115,000**

Sold Date **07-Mar-24**

Distance

**0.02km**

RS = Recent sale

UN = Undisclosed Sale

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