

## 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

2/18 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

\$1,100,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$563,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Jan 2024

to

31 Dec 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

21/17-25 YARRA STREET HAWTHORN VIC 3122	\$1,161,000	06-Nov-24
8/78-84 AUBURN ROAD HAWTHORN VIC 3122	\$1,199,000	16-Nov-24
2/679 TOORAK ROAD TOORAK VIC 3142	\$1,265,000	10-Aug-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: 28 January 2025



**21/17-25 YARRA STREET  
HAWTHORN VIC 3122**

 3  2  -

Sold Price <sup>RS</sup> **\$1,161,000** Sold Date **06-Nov-24**

Distance **0.82km**



**8/78-84 AUBURN ROAD  
HAWTHORN VIC 3122**

 3  2  2

Sold Price <sup>RS</sup> **\$1,199,000** Sold Date **16-Nov-24**

Distance **1.69km**



**2/679 TOORAK ROAD TOORAK  
VIC 3142**

 3  2  -

Sold Price **\$1,265,000** Sold Date **10-Aug-24**

Distance **1.71km**

RS = Recent sale      UN = Undisclosed Sale

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