

## 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

4/47 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

\$895,000

&

\$984,500

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$607,499

Property type

Unit

Suburb

Hawthorn

Period-from

01 Dec 2020

to

30 Nov 2021

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

4/350 Auburn Road Hawthorn VIC 3122	\$1,280,000	04-Mar-21
119/6 Lisson Grove Hawthorn VIC 3122	\$1,030,000	27-Feb-21
101/77 Riversdale Road Hawthorn VIC 3122	\$1,175,000	26-Mar-21

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: 18 December 2021



**4/350 Auburn Road Hawthorn VIC 3122**

Sold Price

**\$1,280,000**

Sold Date

**04-Mar-21**

3

2

1

Distance

**1.1km**



**119/6 Lisson Grove Hawthorn VIC 3122**

Sold Price

**\$1,030,000**

Sold Date

**27-Feb-21**

2

2

1

Distance

**0.38km**



**101/77 Riversdale Road Hawthorn VIC 3122**

Sold Price

**\$1,175,000**

Sold Date

**26-Mar-21**

3

2

2

Distance

**0.16km**



**3/53 Wattle Road Hawthorn VIC 3122**

Sold Price

**\$1,435,000**

Sold Date

**27-Mar-21**

2

2

2

Distance

**0.37km**



**1/13 Callantina Road Hawthorn VIC 3122**

Sold Price

**\$1,450,000**

Sold Date

**08-May-21**

3

1

2

Distance

**0.54km**



**1/350 Auburn Road Hawthorn VIC 3122**

Sold Price

**\$1,400,000**

Sold Date

**27-Mar-21**

3

2

2

Distance

**1.14km**

RS = Recent sale

UN = Undisclosed Sale

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**2/69 Wattle Road Hawthorn VIC 3122**

Sold Price

**\$1,203,000**

Sold Date

**06-Mar-21**

2

1

1

Distance

**0.37km**



**4/6 Landen Place Toorak VIC 3142**

Sold Price

**\$1,220,000**

Sold Date

**08-May-21**

2

1

1

Distance

**1.31km**



**2/16 Liddiard Street Hawthorn VIC 3122**

Sold Price

**\$1,480,000**

Sold Date

**15-May-21**

3

2

2

Distance

**1.13km**



**304/382 Burwood Road Hawthorn VIC 3122**

Sold Price

**\$1,200,400**

Sold Date

**19-Mar-21**

2

2

2

Distance

**0.76km**



**5/346 Auburn Road Hawthorn VIC 3122**

Sold Price

**\$1,250,000**

Sold Date

**09-Sep-21**

3

2

1

Distance

**1.1km**

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UN = Undisclosed Sale

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