

# 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

7/325 Riversdale Road, Hawthorn East Vic 3123

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$520,000 & \$560,000

### Median sale price

Median price \$565,000 Property Type Unit Suburb Hawthorn East

Period - From 01/01/2023 to 31/03/2023 Source REIV

### 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 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
1	9/21 Munro St HAWTHORN EAST 3123	\$562,000	06/05/2023
2	10/17 Auburn Gr HAWTHORN EAST 3123	\$560,000	04/03/2023
3	5/488 Glenferrie Rd HAWTHORN 3122	\$540,000	01/04/2023

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 six months.~~

This Statement of Information was prepared on:

05/06/2023 22:13



 2  1  1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$520,000 - \$560,000

**Median Unit Price**

March quarter 2023: \$565,000

## Comparable Properties



**9/21 Munro St HAWTHORN EAST 3123 (REI)**

Agent Comments

 2  1  1

**Price:** \$562,000

**Method:** Auction Sale

**Date:** 06/05/2023

**Property Type:** Apartment



**10/17 Auburn Gr HAWTHORN EAST 3123 (REI/VG)**

Agent Comments

 2  1  1

**Price:** \$560,000

**Method:** Auction Sale

**Date:** 04/03/2023

**Property Type:** Unit



**5/488 Glenferrie Rd HAWTHORN 3122 (REI/VG)** Agent Comments

 2  1  2

**Price:** \$540,000

**Method:** Auction Sale

**Date:** 01/04/2023

**Property Type:** Apartment

**Account - Woodards** | P: 03 9805 1111 | F: 03 9805 1199