

## 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

G09/17 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

\$480,000

&

\$499,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Jun 2021

to

31 May 2022

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

206/6 LISSON GROVE HAWTHORN VIC 3122	\$520,000	04-May-22
G10/17 RIVERSDALE ROAD HAWTHORN VIC 3122	\$495,000	03-Jun-22
1/155 POWER STREET HAWTHORN VIC 3122	\$535,000	26-Jun-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: 17 June 2022



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**206/6 LISSON GROVE HAWTHORN VIC 3122** Sold Price **\$520,000** Sold Date **04-May-22**

1 1 1

Distance **0.07km**



**G10/17 RIVERSDALE ROAD HAWTHORN VIC 3122**

Sold Price <sup>RS</sup> **\$495,000** <sup>UN</sup> Sold Date **03-Jun-22**

2 1 1

Distance **-**



**1/155 POWER STREET HAWTHORN VIC 3122** Sold Price

**\$535,000** Sold Date **26-Jun-21**

2 1 1

Distance **0.3km**

RS = Recent sale UN = Undisclosed Sale

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