

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

302A/71 RIVERSDALE ROAD HAWTHORN VIC 3122

Indicative selling price

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

Single Price

\$115,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Mar 2023

to

29 Feb 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

116B/71 RIVERSDALE ROAD HAWTHORN VIC 3122	\$115,000	28-Jun-23
205A/71 RIVERSDALE ROAD HAWTHORN VIC 3122	\$115,000	21-Jun-23
206A/71 RIVERSDALE ROAD HAWTHORN VIC 3122	\$120,000	21-Jun-23

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 March 2024



**116B/71 RIVERSDALE ROAD
 HAWTHORN VIC 3122**

 1
  1
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Sold Price **\$115,000** Sold Date **28-Jun-23**

Distance **0km**



**205A/71 RIVERSDALE ROAD
 HAWTHORN VIC 3122**

 1
  1
  -

Sold Price Sold Date **21-Jun-23**

Distance **0km**



**206A/71 RIVERSDALE ROAD
 HAWTHORN VIC 3122**

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  1
  1

Sold Price **\$120,000** Sold Date **21-Jun-23**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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