Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 5/317 Riversdale Road, Hawthorn East Vic 3123

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$350,000		&		\$370,000				
Median sale p	rice								
Median price	\$610,000	Pro	operty Type	Unit			Suburb	Hawthorn East	
Period - From	01/04/2024	to	30/06/2024		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	10/280 Riversdale Rd HAWTHORN EAST 3123	\$340,000	27/03/2024
2	2/15 Stewart St HAWTHORN EAST 3123	\$350,000	12/03/2024
3	7/311 Auburn Rd HAWTHORN 3122	\$364,000	28/02/2024

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:

05/08/2024 12:38







Property Type: Apartment Agent Comments

Indicative Selling Price \$350,000 - \$370,000 Median Unit Price June quarter 2024: \$610,000

Comparable Properties



10/280 Riversdale Rd HAWTHORN EAST 3123 Agent Comments (REI/VG)



Price: \$340,000 Method: Private Sale Date: 27/03/2024 Property Type: Apartment



2/15 Stewart St HAWTHORN EAST 3123 (REI/VG) Agent Comments



7/311 Auburn Rd HAWTHORN 3122 (REI/VG) Agent Comments



Price: \$364,000 Method: Private Sale Date: 28/02/2024 Property Type: Apartment

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



propertydata wi

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