

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 5/317 Riversdale Road, Hawthorn East Vic 3123

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$350,000 & \$370,000

Median sale price

Median price \$610,000 Property Type Unit Suburb Hawthorn East

Period - From 01/04/2024 to 30/06/2024 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	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



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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)

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Price: \$340,000

Method: Private Sale

Date: 27/03/2024

Property Type: Apartment



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

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Price: \$350,000

Method: Private Sale

Date: 12/03/2024

Property Type: Unit



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

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Price: \$364,000

Method: Private Sale

Date: 28/02/2024

Property Type: Apartment

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