

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

102/17 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

or range
between

\$485,000

&

\$530,000

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

G02/17 RIVERSDALE ROAD HAWTHORN VIC 3122	\$460,000	18-Oct-23
105/17 RIVERSDALE ROAD HAWTHORN VIC 3122	\$505,000	02-Dec-22
206/21 RIVERSDALE ROAD HAWTHORN VIC 3122	\$535,000	10-Feb-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: 19 March 2024

Jordan Cain

M 0402616437

E jordancaain@theagency.com.au



G02/17 RIVERSDALE ROAD HAWTHORN VIC 3122

1 1 1

Sold Price **\$460,000** Sold Date **18-Oct-23**

Distance **0km**



105/17 RIVERSDALE ROAD HAWTHORN VIC 3122

2 1 1

Sold Price **\$505,000** Sold Date **02-Dec-22**

Distance **0km**



206/21 RIVERSDALE ROAD HAWTHORN VIC 3122

1 1 1

Sold Price **\$535,000** Sold Date **10-Feb-23**

Distance **0.05km**

RS = Recent sale

UN = Undisclosed Sale

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