

# 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 305/402 Riversdale Road, Hawthorn East, VIC 3123

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$465,000

&

\$485,000

### Median sale price

Median price

\$620,000

Property Type

Apartment

Suburb

Hawthorn East (3123)

Period - From

01/09/2023

to

31/08/2024

Source

CoreLogic

### Comparable property sales

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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
207/480 RIVERSDALE ROAD, HAWTHORN EAST VIC 3123	\$500,000	12/08/2024
206/28 AUBURN GROVE, HAWTHORN EAST VIC 3123	\$492,000	04/05/2024
5/757 BURWOOD ROAD, HAWTHORN EAST VIC 3123	\$465,000	06/04/2024

This Statement of Information was prepared on: 04/09/2024