

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

107/174-178 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

\$360,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Sep 2022

to

31 Aug 2023

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

313/81 RIVERSDALE ROAD HAWTHORN VIC 3122	\$380,000	27-Mar-23
4/330 RIVERSDALE ROAD HAWTHORN EAST VIC 3123	\$370,000	15-Jul-23
102/1A LAUNDER STREET HAWTHORN VIC 3122	\$385,000	16-Apr-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: 22 September 2023



**313/81 RIVERSDALE ROAD
HAWTHORN VIC 3122**

 1  1  1

Sold Price **\$380,000** Sold Date **27-Mar-23**

Distance **0.69km**



**4/330 RIVERSDALE ROAD
HAWTHORN EAST VIC 3123**

 1  1  1

Sold Price **\$370,000** Sold Date **15-Jul-23**

Distance **0.73km**



**102/1A LAUNDER STREET
HAWTHORN VIC 3122**

 1  1  1

Sold Price **\$385,000** Sold Date **16-Apr-23**

Distance **0.77km**

RS = Recent sale

UN = Undisclosed Sale

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