

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

4/14 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$549,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Oct 2023

to

30 Sep 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

70/8 WALLEN ROAD HAWTHORN VIC 3122	\$953,000	14-May-24
6/47 RIVERSDALE ROAD HAWTHORN VIC 3122	\$912,500	24-Sep-24
4/7 SUMMERLEA GROVE HAWTHORN VIC 3122	\$915,000	30-Aug-24

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: 18 October 2024

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**70/8 WALLEN ROAD HAWTHORN
VIC 3122**

2 2 2

Sold Price

\$953,000

Sold Date **14-May-24**

Distance **0.21km**



**6/47 RIVERSDALE ROAD
HAWTHORN VIC 3122**

2 2 2

Sold Price

^{RS} **\$912,500**

Sold Date **24-Sep-24**

Distance **0.35km**



**4/7 SUMMERLEA GROVE
HAWTHORN VIC 3122**

4 1 -

Sold Price

\$915,000

Sold Date **30-Aug-24**

Distance **0.49km**

RS = Recent sale

UN = Undisclosed Sale

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