

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

8/319 RIVERSDALE ROAD HAWTHORN EAST VIC 3123

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$345,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

Unit

Suburb

Hawthorn East

Period-from

01 Nov 2023

to

31 Oct 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

10/575 GLENFERRIE ROAD HAWTHORN VIC 3122	325000	11-Sep-24
5/34 ELPHIN GROVE HAWTHORN VIC 3122	360000	13-Aug-24
26/557 GLENFERRIE ROAD HAWTHORN VIC 3122	375000	07-Jul-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: 20 November 2024



**10/575 GLENFERRIE ROAD
HAWTHORN VIC 3122**

1 1 -

Sold Price

^{RS} **325000**

Sold Date

11-Sep-24

Distance

1.36km



**5/34 ELPHIN GROVE HAWTHORN
VIC 3122**

1 1 1

Sold Price

360000

Sold Date

13-Aug-24

Distance

1.49km



**26/557 GLENFERRIE ROAD
HAWTHORN VIC 3122**

1 1 1

Sold Price

375000

Sold Date

07-Jul-24

Distance

1.35km

RS = Recent sale

UN = Undisclosed Sale

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