

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

313A/71 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

\$120,000

&

\$130,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$579,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Jun 2022

to

31 May 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

107B/71 RIVERSDALE ROAD HAWTHORN VIC 3122	\$110,000	04-Mar-23
204B/71 RIVERSDALE ROAD HAWTHORN VIC 3122	\$100,000	18-Nov-22
314A/71 RIVERSDALE ROAD HAWTHORN VIC 3122	-	29-May-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: 20 June 2023



**107B/71 RIVERSDALE ROAD
 HAWTHORN VIC 3122**

 1  1  -

Sold Price **\$110,000** Sold Date **04-Mar-23**

Distance **0km**



**204B/71 RIVERSDALE ROAD
 HAWTHORN VIC 3122**

 1  1  -

Sold Price **\$100,000** Sold Date **18-Nov-22**

Distance **0km**



**314A/71 RIVERSDALE ROAD
 HAWTHORN VIC 3122**

 1  1  -

Sold Price ^{RS} - ^{UN} Sold Date **29-May-23**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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