

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

or range
between

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$644,000

Property type

Unit

Suburb

Hawthorn East

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

11/282 RIVERSDALE ROAD HAWTHORN EAST VIC 3123	\$307,042	13-Sep-24
2/181 RIVERSDALE ROAD HAWTHORN VIC 3122	\$320,000	14-Jun-24
10/575 GLENFERRIE ROAD HAWTHORN VIC 3122	\$325,000	11-Sep-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: 17 October 2024



**11/282 RIVERSDALE ROAD
HAWTHORN EAST VIC 3123**

1 1 -

Sold Price ^{RS} **\$307,042** Sold Date **13-Sep-24**

Distance **0.24km**



**2/181 RIVERSDALE ROAD
HAWTHORN VIC 3122**

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Sold Price **\$320,000** Sold Date **14-Jun-24**

Distance **0.64km**



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

1 1 1

Sold Price ^{RS} **\$325,000** Sold Date **11-Sep-24**

Distance **1.36km**

RS = Recent sale

UN = Undisclosed Sale

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