

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

205A/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

\$610,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Dec 2021

to

30 Nov 2022

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

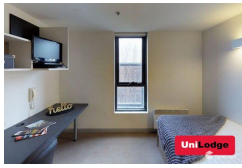
Date of sale

215B/71 RIVERSDALE ROAD HAWTHORN VIC 3122	\$125,000	09-Nov-22
304A/71 RIVERSDALE ROAD HAWTHORN VIC 3122	\$130,000	11-Jul-22
509/1 GLENFERRIE PLACE HAWTHORN VIC 3122	\$120,000	25-Nov-22

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: 13 December 2022

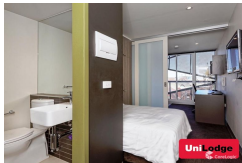

**215B/71 RIVERSDALE ROAD
HAWTHORN VIC 3122**
 1  1  1

Sold Price ^{RS} **\$125,000** ^{UN} Sold Date **09-Nov-22**

Distance **0km**

**304A/71 RIVERSDALE ROAD
HAWTHORN VIC 3122**
 1  1  -

Sold Price **\$130,000** Sold Date **11-Jul-22**

Distance **0km**

**509/1 GLENFERRIE PLACE
HAWTHORN VIC 3122**
 1  1  -

Sold Price ^{RS} **\$120,000** ^{UN} Sold Date **25-Nov-22**

Distance **0.73km**
RS = Recent sale

UN = Undisclosed Sale

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