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

16/330 Riversdale Road, Hawthorn East Vic 3123

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$490,000		&		\$520,000			
Median sale p	rice							
Median price	\$666,000	Pro	operty Type	Unit			Suburb	Hawthorn East
Period - From	01/04/2023	to	30/06/2023		So	urce	REIV	

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	7/325 Riversdale Rd HAWTHORN EAST 3123	\$538,500	21/06/2023
2	4/247 Riversdale Rd HAWTHORN EAST 3123	\$525,000	04/06/2023
3	5/14 The Boulevard HAWTHORN 3122	\$522,000	04/08/2023

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 six months.

This Statement of Information was prepared on:

23/08/2023 22:38







Property Type: Apartment Agent Comments Indicative Selling Price \$490,000 - \$520,000 Median Unit Price June quarter 2023: \$666,000

Comparable Properties



7/325 Riversdale Rd HAWTHORN EAST 3123 Agent Comments (REI)



Price: \$538,500 Method: Sold Before Auction Date: 21/06/2023 Property Type: Apartment



4/247 Riversdale Rd HAWTHORN EAST 3123 Agent Comments (REI)



Price: \$525,000 Method: Private Sale Date: 04/06/2023 Property Type: Apartment



5/14 The Boulevard HAWTHORN 3122 (REI)



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Agent Comments

Price: \$522,000 Method: Private Sale Date: 04/08/2023 Property Type: Apartment

Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199



propertydata

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