

## 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

5/239 RIVERSDALE ROAD HAWTHORN EAST VIC 3123

### Indicative selling price

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

Single Price

or range  
between

\$730,000

&

\$800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$2,660,000

Property type

House

Suburb

Hawthorn East

Period-from

01 Aug 2023

to

31 Jul 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

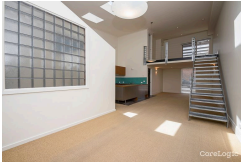
Date of sale

5/765 BURWOOD ROAD HAWTHORN EAST VIC 3123	\$815,000	14-Mar-24
7/847 BURWOOD ROAD HAWTHORN EAST VIC 3123	\$750,000	30-Apr-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: 07 August 2024



**5/765 BURWOOD ROAD  
HAWTHORN EAST VIC 3123**

2 2 2

Sold Price **\$815,000** Sold Date **14-Mar-24**

Distance **0.82km**



**7/847 BURWOOD ROAD  
HAWTHORN EAST VIC 3123**

2 2 2

Sold Price **\$750,000** Sold Date **30-Apr-24**

Distance **1.23km**

RS = Recent sale

UN = Undisclosed Sale

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