

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

311/81 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

\$560,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Feb 2022

to

31 Jan 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

502/81 RIVERSDALE ROAD HAWTHORN VIC 3122	\$590,000	17-Aug-22
107/311 BURWOOD ROAD HAWTHORN VIC 3122	\$586,000	28-Sep-22
302/1A LAUNDER STREET HAWTHORN VIC 3122	\$610,000	13-Oct-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: 06 February 2023

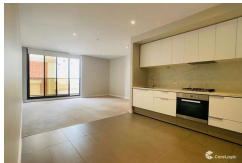

**502/81 RIVERSDALE ROAD
HAWTHORN VIC 3122**
 2  2  1

 Sold Price **\$590,000** Sold Date **17-Aug-22**

 Distance **0km**

**107/311 BURWOOD ROAD
HAWTHORN VIC 3122**
 2  2  1

 Sold Price **\$586,000** Sold Date **28-Sep-22**

 Distance **0.7km**

**302/1A LAUNDER STREET
HAWTHORN VIC 3122**
 2  2  1

 Sold Price **\$610,000** Sold Date **13-Oct-22**

 Distance **0.71km**

RS = Recent sale

UN = Undisclosed Sale

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