

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

2/16 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

\$630,000

&

\$693,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Feb 2024

to

31 Jan 2025

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

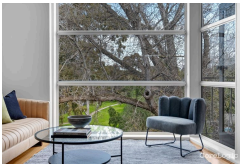
Date of sale

21/50 MORANG ROAD HAWTHORN VIC 3122	\$635,000	14-Sep-24
5/12 EVANSDALE ROAD HAWTHORN VIC 3122	\$660,000	07-Sep-24
6/32 MANNINGTREE ROAD HAWTHORN VIC 3122	\$690,000	14-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: 20 February 2025



21/50 MORANG ROAD HAWTHORN VIC 3122 Sold Price

\$635,000 Sold Date **14-Sep-24**

 2  1  1

Distance **0.59km**



5/12 EVANSDALE ROAD HAWTHORN VIC 3122

Sold Price

\$660,000 Sold Date **07-Sep-24**

 2  1  1

Distance **0.69km**



6/32 MANNINGTREE ROAD HAWTHORN VIC 3122

Sold Price

\$690,000 Sold Date **14-Sep-24**

 2  1  1

Distance **0.53km**

RS = Recent sale

UN = Undisclosed Sale

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