

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

4/330 Riversdale Road, Hawthorn East Vic 3123

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$350,000 & \$370,000

Median sale price

Median price \$565,000 Property Type Unit Suburb Hawthorn East

Period - From 01/01/2023 to 31/03/2023 Source 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.

	Address of comparable property	Price	Date of sale
1	6/4 Glen St HAWTHORN 3122	\$369,500	25/03/2023
2	11/203 Auburn Rd HAWTHORN 3122	\$368,000	03/03/2023
3	5/129-131 Riversdale Rd HAWTHORN 3122	\$340,000	03/04/2023

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:

20/06/2023 16:13



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$350,000 - \$370,000
Median Unit Price
March quarter 2023: \$565,000

Comparable Properties



6/4 Glen St HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$369,500
Method: Private Sale
Date: 25/03/2023
Property Type: Apartment



11/203 Auburn Rd HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$368,000
Method: Private Sale
Date: 03/03/2023
Property Type: Apartment



5/129-131 Riversdale Rd HAWTHORN 3122 (REI)

Agent Comments



Price: \$340,000
Method: Private Sale
Date: 03/04/2023
Property Type: Apartment

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