

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

214A/71 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

\$105,000

&

\$115,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$552,500

Property type

Unit

Suburb

Hawthorn

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

302A/71 RIVERSDALE ROAD HAWTHORN VIC 3122	\$108,000	05-Jun-24
101B/71 RIVERSDALE ROAD HAWTHORN VIC 3122	\$117,500	01-Jul-24
312B/71 RIVERSDALE ROAD HAWTHORN VIC 3122	\$110,000	08-Feb-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: 13 August 2024



**302A/71 RIVERSDALE ROAD
HAWTHORN VIC 3122**

1 1 -

Sold Price **\$108,000** Sold Date **05-Jun-24**

Distance **0km**



**101B/71 RIVERSDALE ROAD
HAWTHORN VIC 3122**

1 1 -

Sold Price ^{RS} **\$117,500** ^{UN} Sold Date **01-Jul-24**

Distance **0.02km**



**312B/71 RIVERSDALE ROAD
HAWTHORN VIC 3122**

1 1 -

Sold Price **\$110,000** Sold Date **08-Feb-24**

Distance **0.02km**

RS = Recent sale

UN = Undisclosed Sale

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