

## 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

4/247-249 RIVERSDALE ROAD HAWTHORN EAST VIC 3123

### Indicative selling price

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

Single Price

\$535,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$668,000

Property type

Unit

Suburb

Hawthorn East

Period-from

01 May 2022

to

30 Apr 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

23/596 RIVERSDALE ROAD CAMBERWELL VIC 3124	\$535,000	22-Apr-23
15/596 RIVERSDALE ROAD CAMBERWELL VIC 3124	\$530,000	06-Jan-23
2/421 TOORONGA ROAD HAWTHORN EAST VIC 3123	\$545,000	21-Dec-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.~~

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**23/596 RIVERSDALE ROAD  
CAMBERWELL VIC 3124**

2 1 1

Sold Price <sup>RS</sup> **\$535,000** <sup>UN</sup> Sold Date **22-Apr-23**

Distance **1.6km**

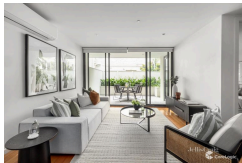


**15/596 RIVERSDALE ROAD  
CAMBERWELL VIC 3124**

2 1 1

Sold Price **\$530,000** Sold Date **06-Jan-23**

Distance **1.6km**



**2/421 TOORONGA ROAD  
HAWTHORN EAST VIC 3123**

2 1 1

Sold Price **\$545,000** Sold Date **21-Dec-22**

Distance **1.05km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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