

Statement of Information Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 305A/71 RIVERSDALE ROAD, HAWTHORN, VIC 3122

Indicative selling price

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

Single price \$165,000

or range between

&

Median sale price

Median price \$579,000

Property Type Unit

Suburb HAWTHORN, VIC, 3122

Period - From 04/04/23

to

12/05/23

Source Corelogic

Comparable property sales

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
5/43 PARK STREET HAWTHORN VIC 3122	\$140,000	04/04/23
12/589-591 GLENFERRIE ROAD HAWTHORN VIC 3122	\$130,000	06/04/23
814/1 GLENFERRIE PLACE HAWTHORN VIC 3122	\$130,000	12/05/23

This Statement of Information was prepared on: 14/07/2023