

## 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

215B/71 RIVERSDALE ROAD HAWTHORN VIC 3122

### Indicative selling price

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

Single Price

or range  
between

\$135,000

&

\$148,500

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$633,500

Property type

Unit

Suburb

Hawthorn

Period-from

01 Aug 2021

to

31 Jul 2022

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

304A/71 RIVERSDALE ROAD HAWTHORN VIC 3122	\$130,000	11-Jul-22
1/589-591 GLENFERRIE ROAD HAWTHORN VIC 3122	\$138,000	13-Dec-21
8/589-591 GLENFERRIE ROAD HAWTHORN VIC 3122	\$140,000	07-Feb-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.

This Statement of Information was prepared on: 11 August 2022


**304A/71 RIVERSDALE ROAD  
HAWTHORN VIC 3122**
 1    1    -

Sold Price

**\$130,000**

Sold Date

**11-Jul-22**

Distance

**0km**

**1/589-591 GLENFERRIE ROAD  
HAWTHORN VIC 3122**
 1    1    -

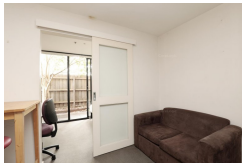
Sold Price

**\$138,000**

Sold Date

**13-Dec-21**

Distance

**0.43km**

**8/589-591 GLENFERRIE ROAD  
HAWTHORN VIC 3122**
 1    1    -

Sold Price

**\$140,000**

Sold Date

**07-Feb-22**

Distance

**0.43km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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