

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

316/81 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

\$360,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$563,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Jan 2024

to

31 Dec 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

117/81 RIVERSDALE ROAD HAWTHORN VIC 3122	\$440,000	10-Jul-24
119/81 RIVERSDALE ROAD HAWTHORN VIC 3122	\$435,000	14-Nov-24
2/81 RIVERSDALE ROAD HAWTHORN VIC 3122	\$335,000	25-Nov-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 January 2025

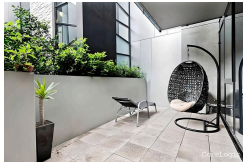


**117/81 RIVERSDALE ROAD
HAWTHORN VIC 3122**

 1  1  1

Sold Price **\$440,000** Sold Date **10-Jul-24**

Distance **0km**



**119/81 RIVERSDALE ROAD
HAWTHORN VIC 3122**

 1  1  1

Sold Price **\$435,000** Sold Date **14-Nov-24**

Distance **0km**



**2/81 RIVERSDALE ROAD
HAWTHORN VIC 3122**

 1  1  1

Sold Price ^{RS} **\$335,000** ^{UN} Sold Date **25-Nov-24**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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