

## 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

113B/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

\$110,000

&

\$120,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Mar 2023

to

29 Feb 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

116B/71 RIVERSDALE ROAD HAWTHORN VIC 3122	\$115,000	28-Jun-23
205A/71 RIVERSDALE ROAD HAWTHORN VIC 3122	\$115,000	21-Jun-23
312B/71 RIVERSDALE ROAD HAWTHORN VIC 3122	\$110,000	09-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: 12 March 2024



**116B/71 RIVERSDALE ROAD  
 HAWTHORN VIC 3122**

 1  1  -

Sold Price **\$115,000** Sold Date **28-Jun-23**

Distance **0km**



**205A/71 RIVERSDALE ROAD  
 HAWTHORN VIC 3122**

 1  1  -

Sold Price Sold Date **21-Jun-23**

Distance **0km**



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

 1  1  -

Sold Price <sup>RS</sup> **\$110,000** <sup>UN</sup> Sold Date **09-Feb-24**

Distance **0km**

RS = Recent sale      UN = Undisclosed Sale

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