

## 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

105/17 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

\$525,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Nov 2021

to

31 Oct 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

|   |           |           |
|---|-----------|-----------|
| 401/80 LYNCH STREET HAWTHORN VIC 3122         | \$530,000 | 12-Jul-22 |
| 201/147 RIVERSDALE ROAD HAWTHORN VIC 3122     | \$518,000 | 21-Sep-22 |
| 201/174-178 RIVERSDALE ROAD HAWTHORN VIC 3122 | \$555,000 | 30-May-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: 23 November 2022



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**401/80 LYNCH STREET  
HAWTHORN VIC 3122**

2 1 1

Sold Price **\$530,000** Sold Date **12-Jul-22**

Distance **0.85km**



**201/147 RIVERSDALE ROAD  
HAWTHORN VIC 3122**

2 1 1

Sold Price **\$518,000** Sold Date **21-Sep-22**

Distance **1.05km**



**201/174-178 RIVERSDALE ROAD  
HAWTHORN VIC 3122**

2 1 1

Sold Price **\$555,000** Sold Date **30-May-22**

Distance **1.26km**

RS = Recent sale      UN = Undisclosed Sale

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