

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 119/81 RIVERSDALE ROAD HAWTHORN VIC 3122

Indicative selling price

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

Single price or range between \$440,000 & \$460,000

Median sale price

Median price \$406,000 Property type Unit Suburb Hawthorn

Period - From 01/01/2023 to 29/02/2024 Source PropTrack

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 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
118/81 RIVERSDALE ROAD HAWTHORN VIC 3122	\$445,000	11/01/2024
124/6 LISSON GROVE HAWTHORN VIC 3122	\$480,000	02/12/2023
225/81-83 RIVERSDALE ROAD HAWTHORN VIC 3122	\$460,000	09/11/2023

This Statement of Information was prepared on: 17/03/2024