

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

9/107 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

\$485,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Oct 2021

to

30 Sep 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

7/508 GLENFERRIE ROAD HAWTHORN VIC 3122	\$532,000	05-Aug-22
1/508 GLENFERRIE ROAD HAWTHORN VIC 3122	\$500,000	09-Mar-22
12/41 RIVERSDALE ROAD HAWTHORN VIC 3122	\$475,000	12-Jun-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: 13 October 2022



**7/508 GLENFERRIE ROAD
HAWTHORN VIC 3122**

1 1 1

Sold Price **\$532,000** Sold Date **05-Aug-22**

Distance **0.25km**



**1/508 GLENFERRIE ROAD
HAWTHORN VIC 3122**

1 1 1

Sold Price **\$500,000** Sold Date **09-Mar-22**

Distance **0.25km**



**12/41 RIVERSDALE ROAD
HAWTHORN VIC 3122**

1 1 1

Sold Price **\$475,000** Sold Date **12-Jun-22**

Distance **0.48km**

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

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