

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 204B/71 Riversdale Road, Hawthorn, VIC 3122

Indicative selling price

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

Single Price \$110,000

Median sale price

Median price \$610,000 Property Type Apartment Suburb Hawthorn (3122)

Period - From 01/09/2021 to 31/08/2022 Source Core Logic

Comparable property sales

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
215B/71 RIVERSDALE ROAD, HAWTHORN VIC 3122	\$125,000	09/11/2022
304A/71 RIVERSDALE ROAD, HAWTHORN VIC 3122	\$130,000	11/07/2022
302/28 QUEENS AVENUE HAWTHORN VIC 3122	\$117,000	22/07/2022

This Statement of Information was prepared on: 16/11/2022