

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

115/81 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

\$345,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$591,500

Property type

Unit

Suburb

Hawthorn

Period-from

01 Mar 2022

to

28 Feb 2023

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

103/311 BURWOOD ROAD HAWTHORN VIC 3122	\$340,000	02-Jan-23
218/311 BURWOOD ROAD HAWTHORN VIC 3122	\$350,000	04-Nov-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: 14 March 2023



**103/311 BURWOOD ROAD
HAWTHORN VIC 3122**

1 1 1

Sold Price **\$340,000** Sold Date **02-Jan-23**

Distance **0.7km**



**218/311 BURWOOD ROAD
HAWTHORN VIC 3122**

1 1 1

Sold Price **\$350,000** Sold Date **04-Nov-22**

Distance **0.7km**

RS = Recent sale

UN = Undisclosed Sale

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