

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

302B/71 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

\$115,000

&

\$125,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$577,500

Property type

Unit

Suburb

Hawthorn

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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

201B/71 RIVERSDALE ROAD HAWTHORN VIC 3122	\$119,500	19-Mar-25
212A/71 RIVERSDALE ROAD HAWTHORN VIC 3122	\$115,000	07-May-25
301A/71 RIVERSDALE ROAD HAWTHORN VIC 3122	\$120,000	16-May-25

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: 27 August 2025

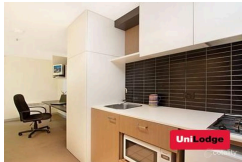
**201B/71 RIVERSDALE ROAD
HAWTHORN VIC 3122**

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Sold Price

\$119,500Sold Date **19-Mar-25**

Distance

0km**212A/71 RIVERSDALE ROAD
HAWTHORN VIC 3122**

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Sold Price

\$115,000Sold Date **07-May-25**

Distance

0km**301A/71 RIVERSDALE ROAD
HAWTHORN VIC 3122**

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Sold Price

\$120,000Sold Date **16-May-25**

Distance

0km**308B/71 RIVERSDALE ROAD
HAWTHORN VIC 3122**

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Sold Price

\$110,000Sold Date **22-Apr-25**

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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