

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

405A/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

\$129,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Feb 2023

to

31 Jan 2024

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

1009/1 GLENFERRIE PLACE HAWTHORN VIC 3122	\$130,000	17-Jan-24
208/383 BURWOOD ROAD HAWTHORN VIC 3122	\$125,000	15-Feb-24
216/383 BURWOOD ROAD HAWTHORN VIC 3122	\$130,000	12-Sep-23

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: 29 February 2024



**1009/1 GLENFERRIE PLACE
HAWTHORN VIC 3122**

 1  1  -

Sold Price **\$130,000** Sold Date **17-Jan-24**

Distance **0.73km**



**208/383 BURWOOD ROAD
HAWTHORN VIC 3122**

 1  1  -

Sold Price ^{RS} **\$125,000** Sold Date **15-Feb-24**

Distance **0.75km**



**216/383 BURWOOD ROAD
HAWTHORN VIC 3122**

 1  1  -

Sold Price ^{RS} **\$130,000** Sold Date **12-Sep-23**

Distance **0.75km**

RS = Recent sale

UN = Undisclosed Sale

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