

# 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

1/280 Riversdale Road, Hawthorn East Vic 3123

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$365,000 & \$395,000

### Median sale price

Median price \$600,000 Property Type Unit Suburb Hawthorn East

Period - From 05/03/2023 to 04/03/2024 Source REIV

### 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 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
1	3/510 Glenferrie Rd HAWTHORN 3122	\$400,000	19/02/2024
2	14/168 Power St HAWTHORN 3122	\$385,000	05/09/2023
3	504/311 Burwood Rd HAWTHORN 3122	\$360,000	08/02/2024

**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 six months.~~

This Statement of Information was prepared on: 05/03/2024 12:45



**Rooms:** 3  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$365,000 - \$395,000  
**Median Unit Price**  
05/03/2023 - 04/03/2024: \$600,000

## Comparable Properties



**3/510 Glenferrie Rd HAWTHORN 3122 (REI)** **Agent Comments**



**Price:** \$400,000  
**Method:** Private Sale  
**Date:** 19/02/2024  
**Property Type:** Apartment



**14/168 Power St HAWTHORN 3122 (REI/VG)** **Agent Comments**



**Price:** \$385,000  
**Method:** Private Sale  
**Date:** 05/09/2023  
**Property Type:** Apartment

**504/311 Burwood Rd HAWTHORN 3122 (REI)** **Agent Comments**



**Price:** \$360,000  
**Method:** Sold Before Auction  
**Date:** 08/02/2024  
**Property Type:** Apartment

**Account - Belle Property Balwyn** | P: 03 9830 7000 | F: 03 9830 7017