

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

1001/480 Riversdale Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$850,000 & \$930,000

Median sale price

Median price \$615,000 Property Type Unit Suburb Hawthorn East

Period - From 01/01/2024 to 31/03/2024 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	5/69 Canterbury Rd CANTERBURY 3126	\$920,000	06/04/2024
2	101/2-4 Gascoyne St CANTERBURY 3126	\$910,000	23/03/2024
3	101/382 Burwood Rd HAWTHORN 3122	\$871,000	12/12/2023

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: 23/04/2024 10:23



Property Type: Apartment

Agent Comments

Comparable Properties



5/69 Canterbury Rd CANTERBURY 3126 (REI) Agent Comments



Price: \$920,000

Method: Private Sale

Date: 06/04/2024

Property Type: Unit



101/2-4 Gascoyne St CANTERBURY 3126 (REI) Agent Comments



Price: \$910,000

Method: Private Sale

Date: 23/03/2024

Property Type: Apartment



101/382 Burwood Rd HAWTHORN 3122 (REI/VG) Agent Comments



Price: \$871,000

Method: Private Sale

Date: 12/12/2023

Property Type: Apartment