

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

11/117 Victoria Rd, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$350,000 & \$385,000

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	5/757 Burwood Rd HAWTHORN EAST 3123	\$465,000	06/04/2024
2	1/280 Riversdale Rd HAWTHORN EAST 3123	\$390,000	16/04/2024
3	7/114-116 Riversdale Rd HAWTHORN 3122	\$387,500	19/04/2024

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:

26/04/2024 08:10

Indicative Selling Price

\$350,000 - \$385,000

Median Unit Price

March quarter 2024: \$615,000



1 Bed 1 Bath 1 Car

Property Type: Apartment

Agent Comments

Comparable Properties



5/757 Burwood Rd HAWTHORN EAST 3123 (REI)

Agent Comments

1 Bed 1 Bath 1 Car

Price: \$465,000

Method: Auction Sale

Date: 06/04/2024

Property Type: Unit



1/280 Riversdale Rd HAWTHORN EAST 3123 (REI)

Agent Comments

1 Bed 1 Bath 1 Car

Price: \$390,000

Method: Private Sale

Date: 16/04/2024

Property Type: Apartment



7/114-116 Riversdale Rd HAWTHORN 3122 (REI)

Agent Comments

1 Bed 1 Bath 1 Car

Price: \$387,500

Method: Sold Before Auction

Date: 19/04/2024

Property Type: Unit

Account - Ryan Property Specialists | P: 03 9899 6099