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	
postcode	

Indicative selling price

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

Range between	\$350,000	&	\$385,000
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Median sale price

Median price	\$615,000	Pro	perty Type	Jnit		Suburb	Hawthorn East
Period - From	01/01/2024	to	31/03/2024	s	ource	REIV	

Comparable property sales (*Delete A or B below as applicable)

Α* 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

Add	dress 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 comparableproperties 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



Ryan | Property

SPECIALISTS

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Indicative Selling Price \$350,000 - \$385,000 Median Unit Price March quarter 2024: \$615,000





Agent Comments

Comparable Properties



5/757 Burwood Rd HAWTHORN EAST 3123

(REI)

— 1





Price: \$465,000 Method: Auction Sale Date: 06/04/2024 Property Type: Unit Agent Comments



1/280 Riversdale Rd HAWTHORN EAST 3123

(REI)





Price: \$390,000 **Method:** Private Sale **Date:** 16/04/2024

Property Type: Apartment

Agent Comments



7/114-116 Riversdale Rd HAWTHORN 3122

(REI)

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Price: \$387,500

Method: Sold Before Auction

Date: 19/04/2024 Property Type: Unit **Agent Comments**

Account - Ryan Property Specialists | P: 03 9899 6099





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