

# 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 19/129-131 Riversdale Road, Hawthorn, VIC 3122

### Indicative selling price

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

Single price  or range between \$400,000 & \$440,000

### Median sale price

Median price \$580,000 Property type Unit Suburb Hawthorn  
Period - From 16/10/2022 to 15/10/2023 Source pdol

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	11/ 129-131 Riversdale Rd, Hawthorn Vic	\$415,000	12/09/2023
2	7/ 158 Victoria Rd, Hawthorn East Vic	\$430,000	06/09/2023
3	5/ 24 Selwood St, Hawthorn East Vic	\$419,000	11/07/2023

This Statement of Information was prepared on: 16/10/2023

