

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

206/17 RIVERSDALE ROAD HAWTHORN VIC 3122

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$380,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

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 6 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

9/19 RIVERSDALE ROAD HAWTHORN VIC 3122	\$385,000	01-Dec-22
6/19 RIVERSDALE ROAD HAWTHORN VIC 3122	\$377,000	21-Sep-23
207/17 RIVERSDALE ROAD HAWTHORN VIC 3122	\$360,000	22-Nov-22

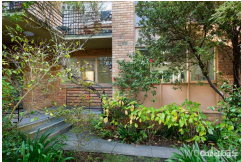
OR

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 6 months.~~

This Statement of Information was prepared on: 15 April 2024

**9/19 RIVERSDALE ROAD
HAWTHORN VIC 3122**

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Sold Price **\$385,000** Sold Date **01-Dec-22**Distance **0.02km****6/19 RIVERSDALE ROAD
HAWTHORN VIC 3122**

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Sold Price **\$377,000** Sold Date **21-Sep-23**Distance **0.02km****207/17 RIVERSDALE ROAD
HAWTHORN VIC 3122**

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Sold Price **\$360,000** Sold Date **22-Nov-22**Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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