Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 3/247 Riversdale Road, Hawthorn East Vic 3123

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$600,000		&		\$660,000			
Median sale p	rice							
Median price	\$600,000	Pro	operty Type	Unit			Suburb	Hawthorn East
Period - From	01/10/2022	to	30/09/2023		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	16/112 Riversdale Rd HAWTHORN 3122	\$669,000	23/09/2023
2	4/32 Manningtree Rd HAWTHORN 3122	\$657,500	27/09/2023
3	6/1091 Burke Rd HAWTHORN EAST 3123	\$625,000	19/08/2023

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:

15/11/2023 20:46







Property Type: Apartment Agent Comments Indicative Selling Price \$600,000 - \$660,000 Median Unit Price Year ending September 2023: \$600,000

Comparable Properties



16/112 Riversdale Rd HAWTHORN 3122 (REI) Agent Comments



Price: \$669,000 Method: Sold Before Auction Date: 23/09/2023 Property Type: Apartment



4/32 Manningtree Rd HAWTHORN 3122 (REI)

Agent Comments



Price: \$657,500 Method: Auction Sale Date: 27/09/2023 Property Type: Apartment



6/1091 Burke Rd HAWTHORN EAST 3123 (REI) Agent Comments



Price: \$625,000 Method: Sold Before Auction Date: 19/08/2023 Property Type: Apartment

Account - Marshall White | P: 03 9822 9999





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