

# 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 3/247 Riversdale Road, Hawthorn East Vic 3123

### Indicative selling price

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

Range between \$600,000 & \$660,000

### Median sale price

Median price \$600,000 Property Type Unit Suburb Hawthorn East

Period - From 01/10/2022 to 30/09/2023 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	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



3   1   1

**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**

2   1   1

**Price:** \$669,000

**Method:** Sold Before Auction

**Date:** 23/09/2023

**Property Type:** Apartment



**4/32 Manningtree Rd HAWTHORN 3122 (REI)**   **Agent Comments**

2   1   1

**Price:** \$657,500

**Method:** Auction Sale

**Date:** 27/09/2023

**Property Type:** Apartment



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

2   1   1

**Price:** \$625,000

**Method:** Sold Before Auction

**Date:** 19/08/2023

**Property Type:** Apartment

**Account - Marshall White** | P: 03 9822 9999