

## 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

511/480 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$395,000

&

\$425,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Hawthorn East

Period-from

01 Jun 2023

to

31 May 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

412/480 RIVERSDALE ROAD HAWTHORN EAST VIC 3123	\$410,000	01-Mar-24
809/480 RIVERSDALE ROAD HAWTHORN EAST VIC 3123	\$455,000	17-Apr-24
506/480 RIVERSDALE ROAD HAWTHORN EAST VIC 3123	\$460,000	12-Feb-24

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: 18 June 2024



**412/480 RIVERSDALE ROAD  
HAWTHORN EAST VIC 3123**

1 1 1

Sold Price **\$410,000** Sold Date **01-Mar-24**

Distance **0.01km**



**809/480 RIVERSDALE ROAD  
HAWTHORN EAST VIC 3123**

1 1 -

Sold Price **\$455,000** Sold Date **17-Apr-24**

Distance **0km**



**506/480 RIVERSDALE ROAD  
HAWTHORN EAST VIC 3123**

1 1 1

Sold Price **\$460,000** Sold Date **12-Feb-24**

Distance **0km**

RS = Recent sale      UN = Undisclosed Sale

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