

## 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

8/319 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

\$350,000

&

\$385,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Hawthorn East

Period-from

01 Jul 2023

to

30 Jun 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

7/311 AUBURN ROAD HAWTHORN VIC 3122	\$364,000	28-Feb-24
4/61 AUBURN ROAD HAWTHORN VIC 3122	\$390,000	10-Jan-24
11/37 PARK STREET HAWTHORN VIC 3122	\$385,000	21-Mar-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: 04 July 2024



**7/311 AUBURN ROAD HAWTHORN  
VIC 3122**

Sold Price

**\$364,000**

Sold Date **28-Feb-24**

1 1 1

Distance **0.45km**



**4/61 AUBURN ROAD HAWTHORN  
VIC 3122**

Sold Price

**\$390,000**

Sold Date **10-Jan-24**

1 1 1

Distance **1.12km**



**11/37 PARK STREET HAWTHORN  
VIC 3122**

Sold Price

**\$385,000**

Sold Date **21-Mar-24**

1 1 1

Distance **1.44km**

RS = Recent sale

UN = Undisclosed Sale

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