

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 G05/402 Riversdale Road, Hawthorn East Vic 3123

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$980,000 & \$1,078,000

Median sale price

Median price \$1,219,000 Property Type Townhouse Suburb Hawthorn East

Period - From 19/09/2022 to 18/09/2023 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	204/553 Burke Rd CAMBERWELL 3124	\$1,060,000	27/07/2023
2	5/78 Auburn Rd HAWTHORN 3122	\$1,050,000	20/05/2023
3	7/370 Auburn Rd HAWTHORN 3122	\$985,000	09/09/2023

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: 19/09/2023 11:02

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Indicative Selling Price

\$980,000 - \$1,078,000

Median Townhouse Price

19/09/2022 - 18/09/2023: \$1,219,000



2 2 1

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



204/553 Burke Rd CAMBERWELL 3124 (VG)

Agent Comments

2 - -

Price: \$1,060,000

Method: Sale

Date: 27/07/2023

Property Type: Strata Unit/Flat



5/78 Auburn Rd HAWTHORN 3122 (REI)

Agent Comments

2 1 2

Price: \$1,050,000

Method: Auction Sale

Date: 20/05/2023

Property Type: Townhouse (Res)



7/370 Auburn Rd HAWTHORN 3122 (REI)

Agent Comments

2 1 1

Price: \$985,000

Method: Auction Sale

Date: 09/09/2023

Property Type: Unit

Account - A-Z Real Estate Agency | P: 03 9815 1124