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	902/480 Riversdale Road, Hawthorn East Vic 3123

Indicative selling price

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

Single price $465,000

Median sale price

Median price $602,000 Property Type Unit Suburb Hawthorn East

Period - From 28/07/2021 to 27/07/2022 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	803/480 Riversdale Rd HAWTHORN EAST 3123	$480,000	22/03/2022
2	205/28 Auburn Gr HAWTHORN EAST 3123	$445,000	03/05/2022
3	12/107 Victoria Rd HAWTHORN EAST 3123	$445,000	17/05/2022

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: 28/07/2022 11:53

902/480 Riversdale Road, Hawthorn East Vic 3123



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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$465,000
Median Unit Price
28/07/2021 - 27/07/2022: $602,000

Comparable Properties



803/480 Riversdale Rd HAWTHORN EAST 3123 (REI/VG)

1 1 1

Price: $480,000
Method: Private Sale
Date: 22/03/2022
Property Type: Apartment

Agent Comments



205/28 Auburn Gr HAWTHORN EAST 3123 (REI/VG)

1 1 1

Price: $445,000
Method: Private Sale
Date: 03/05/2022
Property Type: Apartment

Agent Comments



12/107 Victoria Rd HAWTHORN EAST 3123 (REI)

1 1 1

Price: $445,000
Method: Private Sale
Date: 17/05/2022
Property Type: Apartment

Agent Comments

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455

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