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	2/280 Riversdale Road, Hawthorn Vic 3122

Indicative selling price

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

Single price $365,000

Median sale price

Median price $550,000 Property Type Unit Suburb Hawthorn

Period - From 08/05/2022 to 07/05/2023 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	202/20 Camberwell Rd HAWTHORN EAST 3123	$372,500	20/01/2023
2	605/32 Lilydale Gr HAWTHORN EAST 3123	$355,000	17/11/2022
3	603/7 Montrose St HAWTHORN EAST 3123	$339,000	02/02/2023

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: 08/05/2023 14:38

2/280 Riversdale Road, Hawthorn Vic 3122



1 1

Rooms: 2
Property Type: Flat

Agent Comments

Indicative Selling Price
$365,000
Median Unit Price
08/05/2022 - 07/05/2023: $550,000

Comparable Properties

202/20 Camberwell Rd HAWTHORN EAST 3123 (VG)

1 - -

Price: $372,500
Method: Sale
Date: 20/01/2023
Property Type: Strata Unit/Flat

Agent Comments

605/32 Lilydale Gr HAWTHORN EAST 3123 (VG)

1 - -

Price: $355,000
Method: Sale
Date: 17/11/2022
Property Type: Strata Unit/Flat

Agent Comments

603/7 Montrose St HAWTHORN EAST 3123 (VG)

1 - -

Price: $339,000
Method: Sale
Date: 02/02/2023
Property Type: Strata Unit/Flat

Agent Comments

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.