

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

808/480 Riversdale Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$400,000 & \$440,000

Median sale price

Median price \$595,000 Property Type Unit Suburb Hawthorn East

Period - From 01/07/2023 to 30/06/2024 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.

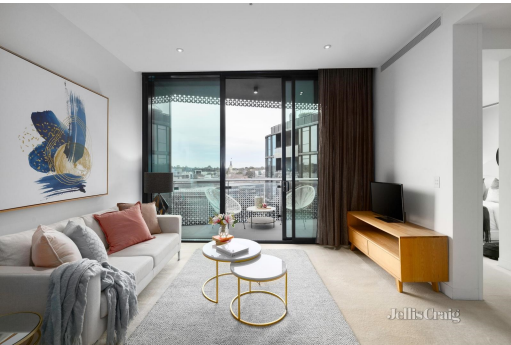
	Address of comparable property	Price	Date of sale
1	907/480 Riversdale Rd HAWTHORN EAST 3123	\$410,000	12/08/2024
2	3/311 Auburn Rd HAWTHORN 3122	\$433,000	25/07/2024
3	G12/828 Burke Rd CAMBERWELL 3124	\$429,000	24/06/2024

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:

02/10/2024 12:23



1 bed 1 bath 2 car

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$400,000 - \$440,000
Median Unit Price
Year ending June 2024: \$595,000

Comparable Properties

907/480 Riversdale Rd HAWTHORN EAST 3123 (VG) Agent Comments

1 bed 0 bath 0 car

Price: \$410,000
Method: Sale
Date: 12/08/2024
Property Type: Strata Unit/Flat



3/311 Auburn Rd HAWTHORN 3122 (REI) Agent Comments

1 bed 1 bath 1 car

Price: \$433,000
Method: Private Sale
Date: 25/07/2024
Property Type: Apartment

G12/828 Burke Rd CAMBERWELL 3124 (VG) Agent Comments

1 bed 0 bath 0 car

Price: \$429,000
Method: Sale
Date: 24/06/2024
Property Type: Strata Unit/Flat

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