

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

G08/402 Riversdale Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between

\$990,000

&

\$1,085,000

Median sale price

Median price

\$610,000

Property Type

Unit

Suburb

Hawthorn East

Period - From

01/10/2024

to

31/12/2024

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	305/382 Burwood Rd HAWTHORN 3122	\$1,090,000	24/07/2024
2			
3			

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:

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Indicative Selling Price

\$990,000 - \$1,085,000

Median Unit Price

December quarter 2024: \$610,000



3 2 2

Property Type: Apartment

Agent Comments

Comparable Properties



305/382 Burwood Rd HAWTHORN 3122 (REI/VG)

Agent Comments

2 2 2

Price: \$1,090,000
Method: Private Sale
Date: 24/07/2024
Property Type: Unit

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.



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