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<br>Including suburb and postcode | 311 Riversdale Road Hawthorn East VIC 3123 |

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

| | | | | | |
|---|---|---|---|---|---|
| ~~Single Price~~ | | or range between | $1,500,000 | & | $1,650,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $2,370,000 | Property type | House | Suburb | Hawthorn East |
| Period-from | 01 May 2020 | to | 30 Apr 2021 | Source | Corelogic |

## 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 6 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 |
|---|---|---|
| 304 Riversdale Road Hawthorn East VIC 3123 | $1,350,000 | 28-Nov-20 |
| 300 Riversdale Road Hawthorn East VIC 3123 | $1,435,000 | 21-Nov-20 |
| 45/349-367 Riversdale Road Hawthorn East VIC 3123 | $1,600,000 | 29-Jan-21 |

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 6 months.~~

This Statement of Information was prepared on: 12 May 2021

Shelter Real Estate
M 03 9889 3990
E gleniris@shelterrealestate.com.au



**304 Riversdale Road Hawthorn East VIC 3123**

3 1 2

Sold Price **$1,350,000** Sold Date **28-Nov-20**

Distance **0.11km**

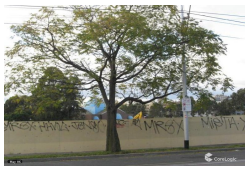


**300 Riversdale Road Hawthorn East VIC 3123**

3 2 1

Sold Price **$1,435,000** Sold Date **21-Nov-20**

Distance **0.12km**



**45/349-367 Riversdale Road Hawthorn East VIC 3123**

3 2 1

Sold Price **$1,600,000** Sold Date **29-Jan-21**

Distance **0.23km**

**RS** = Recent sale **UN** = Undisclosed Sale

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