

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

2/65-69 RIVERSDALE ROAD HAWTHORN VIC 3122

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

\$460,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$572,500

Property type

Unit

Suburb

Hawthorn

Period-from

01 Jun 2024

to

31 May 2025

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

2/19 RIVERSDALE ROAD HAWTHORN VIC 3122	\$485,000	14-Feb-25
309/151 BURWOOD ROAD HAWTHORN VIC 3122	\$510,000	17-Feb-25
12/23 HAWTHORN GROVE HAWTHORN VIC 3122	\$510,000	15-Mar-25

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.

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**2/19 RIVERSDALE ROAD
HAWTHORN VIC 3122**

1 1 1

Sold Price **\$485,000** Sold Date **14-Feb-25**

Distance **0.42km**

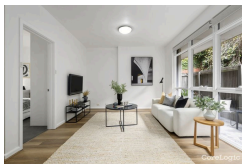


**309/151 BURWOOD ROAD
HAWTHORN VIC 3122**

1 1 1

Sold Price **\$510,000** Sold Date **17-Feb-25**

Distance **0.82km**



**12/23 HAWTHORN GROVE
HAWTHORN VIC 3122**

1 1 1

Sold Price Sold Date **15-Mar-25**

Distance **1.46km**

RS = Recent sale UN = Undisclosed Sale

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