

Statement of Information

Internet advertising for single residential property located within the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*



Property offered for sale

Address 607, 480 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 \$*730,000

or range between \$*

&

\$

Median sale price

(*Delete house or unit as applicable)

Median price \$602,500

*House ☐

*Unit ☒

Suburb
or locality Hawthorn East

Period - From 01/04/2017 to 31/03/2018

Source Pricerfinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last twelve 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
315/480 RIVERSDALE RD, HAWTHORN EAST, VIC 3123	\$788,000	08/02/2018
608/480 RIVERSDALE RD, HAWTHORN EAST, VIC 3123	\$676,000	22/12/2017
307/480 RIVERSDALE RD, HAWTHORN EAST, VIC 3123	\$660,000	24/09/2017