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

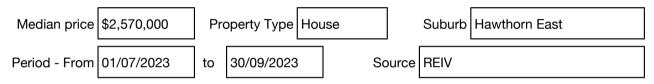
4/251 Riversdale Road, Hawthorn East Vic 3123

Indicative selling price

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Single price \$1,650,000

Median sale price



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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ado	dress of comparable property	Price	Date of sale
1	13/573 Glenferrie Rd HAWTHORN 3122	\$1,750,000	08/11/2023
2	5 Pin Oak Ct CANTERBURY 3126	\$1,695,000	27/11/2023
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:

03/12/2023 12:40

