

Statement of Information

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

Sections 47AF of the *Estate Agents Act 1980*

PROPERTY OFFERED FOR SALE: 28/174-178 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 \$* 448,000 & \$492,000

Median sale price

(*Delete house or unit as applicable)

Median price \$ 525,000 *House *unit X Suburb or locality HAWTHORN
Period - From 26/3/2018 to 29/3/2018 Source WWW.REALESTATE.COM.AU

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 3/45 CHURCH STREET HAWTHORN	\$ 490,000	9/12/2017
2 17/28 WATTLE ROAD HAWTHORN	\$ 450,000	19/10/2017
3 309/163 BURWOOD ROAD HAWTHORN	\$ 495,000	10/10/2017