



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**206/402 Riversdale Road,  
HAWTHORN EAST 3123**

House

2 beds

2 baths

1 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$710,000 - \$770,000**

### Median sale price

Median **House** for **HAWT HORN EAST** for period **Oct 2017 - Dec 2017**

Sourced from **REIV**.

**\$597,000**

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**315/480 Riversdale Road,**  
Hawthorn East 3123

Price **\$788,000** Sold 08  
February 2018

**B18/12 Albert Street,**  
Hawthorn East 3123

Price **\$742,500** Sold 23  
January 2018

**507/770B Toorak Road,**  
Glen Iris 3146

Price **\$741,600** Sold 30  
November 2017

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

### Bekdon Richards Estate Agents

Level 1, Suite 2, 205-207 Riversdale Road,  
Hawthorn VIC 3122

### Contact agents



**Aidan Carter**

0 39 815 2999  
0 457 768 089

[aidan@bekdonrichards.com.au](mailto:aidan@bekdonrichards.com.au)



**Paul Richards**

03 9815 2999  
0414 503 324

[paul@bekdonrichards.com.au](mailto:paul@bekdonrichards.com.au)

