

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	16 Riversdale Court, Hawthorn, VIC 3122
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Indicative selling price

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

Single price		or range between	\$7,000,000	&	\$7,500,000
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Median sale price

Median price	\$2,792,500	Property type	House	Suburb	Hawthorn
Period - From	05/09/2023	to	04/09/2024	Source	pdol

Comparable property sales

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.

Address of comparable property		Price	Date of sale
1	43 Linda Cr, Hawthorn Vic	\$6,890,000	24/04/2024
2	36 Manningtree Rd, HAWTHORN Vic	\$7,250,000	22/03/2024
3			

This Statement of Information was prepared on: 05/09/2024

