# MARSHALLWHITE

### Statement of Information Multiple residential properties located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

### Unit offered for sale

Address Including suburb and 1-5/335 Riversdale Road, Hawthorn East VIC 3123 postcode	
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### Indicative selling price

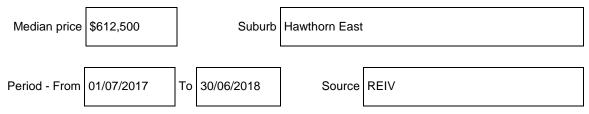
Unit type or class

For the meaning of this price see consumer.vic.gov.au/ underquoting (\*Delete single price or range as applicable)

#### Single price Lower price **Higher price** e.g. One bedroom units Or range \$1,650,000 2/335 Riversdale Road, Hawthorn East & between Or range 3/335 Riversdale Road, Hawthorn East \$1,650,000 & between Or range 4/335 Riversdale Road, Hawthorn East \$1,610,000 & between Or range 5/335 Riversdale Road, Hawthorn East \$1,290,000 & between

Additional entries may be included or attached as required.

### Suburb unit median sale price



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### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

### Unit type or class

E.g. One bedroom units	Address of comparable unit	Price	Date of sale
<b>Unit 2</b> 3 bed, 2 bath, 2 car	The estate agent or agent's representative rea comparable units were sold within two kilometr	,	

### Unit type or class

E.g. One bedroom units	Address of comparable unit	Price	Date of sale
<b>Unit 3</b> 3 bed, 2 bath, 2 car	The estate agent or agent's representative rea comparable units were sold within two kilometer	•	

#### Unit type or class

E.g. One bedroom units	Address of comparable unit	Price	Date of sale
<b>Unit 4</b> 2 bed, 2 bath, 2 car	The estate agent or agent's representative reas comparable units were sold within two kilometre	•	

### Unit type or class

E.g. One bedroom units	Address of comparable unit	Price	Date of sale
<b>Unit 5</b> 2 bed, 1 bath, 1 car	1. 10/422 Glenferrie Road, Kooyong	\$1,400,000	06/09/2018
	2. 7/377 Barkers Road, Kew	\$1,400,000	21/08/2018
	3. 301/17 Riversdale Road, Hawthorn	\$1,375,000	01/06/2018

### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.