

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 4/183 Riversdale Road, Hawthorn Vic 3122

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$395,000 & \$430,000

Median sale price

Median price \$585,250 Property Type Unit Suburb Hawthorn

Period - From 01/07/2019 to 30/09/2019 Source REIV

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	9/827 Burwood Rd HAWTHORN EAST 3123	\$410,000	14/09/2019
2	7/127 Riversdale Rd HAWTHORN 3122	\$410,000	30/05/2019
3	1/282 Riversdale Rd HAWTHORN EAST 3123	\$400,100	20/08/2019

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: 21/11/2019 14:36



Property Type: Apartment

Agent Comments

Comparable Properties



9/827 Burwood Rd HAWTHORN EAST 3123
(REI/VG)

Agent Comments



Price: \$410,000

Method: Auction Sale

Date: 14/09/2019

Rooms: 3

Property Type: Apartment



7/127 Riversdale Rd HAWTHORN 3122
(REI/VG)

Agent Comments



Price: \$410,000

Method: Sold Before Auction

Date: 30/05/2019

Property Type: Apartment



1/282 Riversdale Rd HAWTHORN EAST 3123
(REI/VG)

Agent Comments



Price: \$400,100

Method: Private Sale

Date: 20/08/2019

Property Type: Apartment