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

9/19 Riversdale Road, Hawthorn Vic 3122

Indicative selling price

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

Range between $370,000 & $400,000

Median sale price

| Median price | $607,500 | Property Type | Unit | Suburb | Hawthorn |

| Period - From | 01/10/2021 | to | 30/09/2022 | 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	5/41 Riversdale Rd HAWTHORN 3122	$405,000	02/06/2022
2	3/17 Muir St HAWTHORN 3122	$385,000	22/10/2022
3	1/124a Barkers Rd HAWTHORN 3122	$380,000	25/06/2022

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: 18/11/2022 11:17

CONSUMER AFFAIRS VICTORIA

Luke Saville
0437 720 806
lukesaville@theagency.com.au

1   1

Property Type:

Agent Comments

Indicative Selling Price
$370,000 - $400,000
Median Unit Price
Year ending September 2022: $607,500

Comparable Properties

5/41 Riversdale Rd HAWTHORN 3122 (REI/VG)

1   1   1

Price: $405,000
Method: Private Sale
Date: 02/06/2022
Property Type: Apartment

Agent Comments

3/17 Muir St HAWTHORN 3122 (REI)

1   1   1

Price: $385,000
Method: Private Sale
Date: 22/10/2022
Property Type: Unit

Agent Comments

1/124a Barkers Rd HAWTHORN 3122 (REI)

1   1   1

Price: $380,000
Method: Private Sale
Date: 25/06/2022
Property Type: Unit

Agent Comments

Account - The Agency Port Phillip | P: 03 8578 0388