

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

2/47 Riversdale Road, Hawthorn Vic 3122

Indicative selling price

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

Range between

\$900,000

&

\$990,000

Median sale price

Median price

\$1,457,500

Property Type

Townhouse

Suburb

Hawthorn

Period - From

27/01/2021

to

26/01/2022

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	196d Riversdale Rd HAWTHORN 3122	\$950,000	16/12/2021
2			
3			

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:

27/01/2022 17:08



 2  2  2

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$900,000 - \$990,000

Median Townhouse Price

27/01/2021 - 26/01/2022: \$1,457,500

Comparable Properties



196d Riversdale Rd HAWTHORN 3122 (REI)

 2  2  2

Price: \$950,000

Method: Private Sale

Date: 16/12/2021

Property Type: Townhouse (Single)

Agent Comments

Residence with fully renovated kitchen/bathroom
Internal area is slightly smaller

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.