

# 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

5/174-178 Riversdale Road, Hawthorn Vic 3122

### Indicative selling price

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

Single price

\$500,000

### Median sale price

Median price

\$575,000

Property Type

Unit

Suburb

Hawthorn

Period - From

03/12/2023

to

02/12/2024

Source

Property Data

### 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	205/347 Camberwell Rd CAMBERWELL 3124	\$500,000	22/11/2024
2	2/36 Auburn Gr HAWTHORN EAST 3123	\$480,000	26/10/2024
3	6/59 Riversdale Rd HAWTHORN 3122	\$485,000	17/10/2024

**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:

03/12/2024 13:12



2   1   1

**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$500,000  
**Median Unit Price**  
03/12/2023 - 02/12/2024: \$575,000

## Comparable Properties



**205/347 Camberwell Rd CAMBERWELL 3124 (REI)**

Agent Comments

2   1   1

**Price:** \$500,000  
**Method:** Private Sale  
**Date:** 22/11/2024  
**Property Type:** Apartment



**2/36 Auburn Gr HAWTHORN EAST 3123 (REI)**

Agent Comments

1   1   1

**Price:** \$480,000  
**Method:** Auction Sale  
**Date:** 26/10/2024  
**Property Type:** Unit



**6/59 Riversdale Rd HAWTHORN 3122 (REI)**

Agent Comments

2   1   1

**Price:** \$485,000  
**Method:** Private Sale  
**Date:** 17/10/2024  
**Property Type:** Unit