

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

3/140 Riversdale Road, Hawthorn Vic 3122

Indicative selling price

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

Range between \$350,000 & \$380,000

Median sale price

Median price \$602,500 Property Type Unit Suburb Hawthorn

Period - From 01/10/2021 to 31/12/2021 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	5/486 Glenferrie Rd HAWTHORN 3122	\$405,000	03/11/2021
2	1/995 Burke Rd CAMBERWELL 3124	\$395,000	28/11/2021
3	5/8 Hepburn St HAWTHORN 3122	\$350,000	16/08/2021

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: 12/02/2022 07:07



Rooms: 2
Property Type: Flat
Agent Comments

Indicative Selling Price
\$350,000 - \$380,000
Median Unit Price
December quarter 2021: \$602,500

Comparable Properties



5/486 Glenferrie Rd HAWTHORN 3122 (REI/VG) **Agent Comments**



Price: \$405,000
Method: Private Sale
Date: 03/11/2021
Property Type: Apartment



1/995 Burke Rd CAMBERWELL 3124 (REI) **Agent Comments**



Price: \$395,000
Method: Private Sale
Date: 28/11/2021
Property Type: Unit



5/8 Hepburn St HAWTHORN 3122 (REI) **Agent Comments**



Price: \$350,000
Method: Private Sale
Date: 16/08/2021
Property Type: Apartment

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017