Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 4/14 Riversdale Road, Hawthorn Vic 3122

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	<i>underquot</i>	ting		
Range betweer	\$700,000		&		\$750,000			
Median sale pi	rice							
Median price	\$635,000	Pro	operty Type	Unit			Suburb	Hawthorn
Period - From	01/04/2022	to	30/06/2022		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	8/11 Lennox St HAWTHORN 3122	\$749,000	08/08/2022
2	1/84 Riversdale Rd HAWTHORN 3122	\$735,000	09/06/2022
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:

15/08/2022 13:00



4/14 Riversdale Road, Hawthorn Vic 3122

THE AGENCY

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





Property Type: Apartment Agent Comments

Indicative Selling Price \$700,000 - \$750,000 Median Unit Price June quarter 2022: \$635,000

Comparable Properties



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.

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

propertydata



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