## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Address	2/73 Riversdale Road, Hawthorn Vic 3122
Including suburb and	
postcode	

#### Indicative selling price

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

### Median sale price

Median price	\$604,000	Pro	perty Type	Unit		Suburb	Hawthorn
Period - From	01/01/2020	to	31/12/2020		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

Add	dress of comparable property	Price	Date of sale
1	4/175 Power St HAWTHORN 3122	\$710,000	24/03/2021
2	8/22 Connell St HAWTHORN 3122	\$690,000	20/02/2021
3	9/47 Evansdale Rd HAWTHORN 3122	\$665,000	19/10/2020

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	01/04/2021 13:14







**Indicative Selling Price** \$650,000 - \$690,000 **Median Unit Price** Year ending December 2020: \$604,000





Rooms: 3

Property Type: Apartment **Agent Comments** 

# Comparable Properties



4/175 Power St HAWTHORN 3122 (REI)



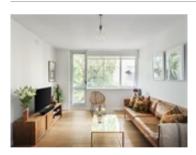


Price: \$710,000

Method: Sold Before Auction

Date: 24/03/2021

Property Type: Apartment



8/22 Connell St HAWTHORN 3122 (REI)

**———** 2





Price: \$690,000 Method: Auction Sale Date: 20/02/2021

Property Type: Apartment

Agent Comments

**Agent Comments** 



9/47 Evansdale Rd HAWTHORN 3122 (REI)



Price: \$665.000 Method: Private Sale Date: 19/10/2020

Property Type: Apartment

Agent Comments

Account - The Agency Boroondara | P: 03 8578 0399



