

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

4/73 Riversdale Road, Hawthorn Vic 3122

Indicative selling price

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

Range between

\$750,000

&

\$800,000

Median sale price

Median price

\$610,000

Property Type

Unit

Suburb

Hawthorn

Period - From

01/04/2021

to

30/06/2021

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	2/146 Power St HAWTHORN 3122	\$820,000	21/08/2021
2	10/50 Grove Rd HAWTHORN 3122	\$805,000	22/05/2021
3	2/73 Riversdale Rd HAWTHORN 3122	\$785,000	01/05/2021

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:

30/09/2021 10:55



Rooms: 3
Property Type: Apartment
 Agent Comments

Indicative Selling Price
 \$750,000 - \$800,000
Median Unit Price
 June quarter 2021: \$610,000

Comparable Properties



2/146 Power St HAWTHORN 3122 (REI)

Agent Comments



Price: \$820,000
Method: Auction Sale
Date: 21/08/2021
Property Type: Apartment



10/50 Grove Rd HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$805,000
Method: Auction Sale
Date: 22/05/2021
Property Type: Apartment



2/73 Riversdale Rd HAWTHORN 3122 (REI/VG) Agent Comments



Price: \$785,000
Method: Auction Sale
Date: 01/05/2021
Property Type: Apartment

Account - The Agency Boroondara | P: 03 8578 0399