

# 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

13/247 Riversdale Road, Hawthorn East Vic 3123

### Indicative selling price

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

Single price

\$570,000

### Median sale price

Median price

\$669,000

Property Type

Unit

Suburb

Hawthorn East

Period - From

01/10/2019

to

30/09/2020

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	Price	Date of sale
1	5/166 Power St HAWTHORN 3122	\$582,500	07/07/2020
2	9/492 Glenferrie Rd HAWTHORN 3122	\$569,000	30/09/2020
3	14/488 Glenferrie Rd HAWTHORN 3122	\$550,000	03/08/2020

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:

22/10/2020 18:54

13/247 Riversdale Road, Hawthorn East Vic 3123

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2 1 1

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$570,000

**Median Unit Price**  
Year ending September 2020: \$669,000

## Comparable Properties



**5/166 Power St HAWTHORN 3122 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$582,500  
**Method:** Private Sale  
**Date:** 07/07/2020  
**Rooms:** 4  
**Property Type:** Apartment



**9/492 Glenferrie Rd HAWTHORN 3122 (REI)**

**Agent Comments**

2 1 1

**Price:** \$569,000  
**Method:** Private Sale  
**Date:** 30/09/2020  
**Property Type:** Apartment



**14/488 Glenferrie Rd HAWTHORN 3122 (REI/VG)**

**Agent Comments**

2 2 1

**Price:** \$550,000  
**Method:** Private Sale  
**Date:** 03/08/2020  
**Property Type:** Apartment

**Account** - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.