

## 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 504/81-83 Riversdale Road, Hawthorn Vic 3122

#### Indicative selling price

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

Single price \$629,000

#### Median sale price

Median price \$536,250 House Unit X Suburb Hawthorn

Period - From 01/01/2019 to 31/03/2019 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	602/1a Launder St HAWTHORN 3122	\$635,000	24/01/2019
2	109/102 Camberwell Rd HAWTHORN EAST 3123	\$617,500	14/02/2019
3	3/87 Westbank Tce RICHMOND 3121	\$603,000	16/02/2019

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.



2   2   1

**Rooms:**  
**Property Type:** Apartment  
**Land Size:** 82 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$629,000

**Median Unit Price**  
March quarter 2019: \$536,250

## Comparable Properties



**602/1a Launder St HAWTHORN 3122 (REI)**

**Agent Comments**

2   2   1

**Price:** \$635,000  
**Method:** Private Sale  
**Date:** 24/01/2019  
**Rooms:** -  
**Property Type:** Apartment



**109/102 Camberwell Rd HAWTHORN EAST 3123 (REI/VG)**

**Agent Comments**

3   2   1

**Price:** \$617,500  
**Method:** Private Sale  
**Date:** 14/02/2019  
**Rooms:** 7  
**Property Type:** Apartment



**3/87 Westbank Tce RICHMOND 3121 (REI)**

**Agent Comments**

2   1   1

**Price:** \$603,000  
**Method:** Auction Sale  
**Date:** 16/02/2019  
**Rooms:** 3  
**Property Type:** Apartment