

# 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

11/59 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)

Range between

\$460,000

&

\$506,000

### Median sale price

Median price

\$527,800

Property Type

Unit

Suburb

Hawthorn

Period - From

01/04/2019

to

30/06/2019

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	8/10 Liddiard St HAWTHORN 3122	\$496,000	29/06/2019
2	19/46-48 Elphin Gr HAWTHORN 3122	\$486,000	07/08/2019
3	5/20 Victoria Gr HAWTHORN EAST 3123	\$480,000	01/06/2019

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.~~

This Statement of Information was prepared on:

03/10/2019 10:35

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**Indicative Selling Price**

\$460,000 - \$506,000

**Median Unit Price**

June quarter 2019: \$527,800



 2  1  1

**Property Type:** Flat

**Agent Comments**

Internal area 77sqm

## Comparable Properties



**8/10 Liddiard St HAWTHORN 3122 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$496,000

**Method:** Auction Sale

**Date:** 29/06/2019

**Property Type:** Apartment



**19/46-48 Elphin Gr HAWTHORN 3122 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$486,000

**Method:** Private Sale

**Date:** 07/08/2019

**Property Type:** Apartment



**5/20 Victoria Gr HAWTHORN EAST 3123 (REI/VG)**

**Agent Comments**

 2  1  1

**Price:** \$480,000

**Method:** Auction Sale

**Date:** 01/06/2019

**Property Type:** Apartment