

# 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

17/129-131 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

\$380,000

&

\$408,000

### Median sale price

Median price

\$585,250

Property Type

Unit

Suburb

Hawthorn

Period - From

01/07/2019

to

30/09/2019

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	7/127 Riversdale Rd HAWTHORN 3122	\$410,000	30/05/2019
2	1/282 Riversdale Rd HAWTHORN EAST 3123	\$400,100	20/08/2019
3	3/146 Power St HAWTHORN 3122	\$360,000	31/08/2019

**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:

11/11/2019 19:21



 1  1  1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$380,000 - \$408,000

**Median Unit Price**

September quarter 2019: \$585,250

## Comparable Properties



**7/127 Riversdale Rd HAWTHORN 3122 (REI/VG)**

Agent Comments

 1  1  1

**Price:** \$410,000

**Method:** Sold Before Auction

**Date:** 30/05/2019

**Property Type:** Apartment



**1/282 Riversdale Rd HAWTHORN EAST 3123 (REI/VG)**

Agent Comments

 1  1  1

**Price:** \$400,100

**Method:** Private Sale

**Date:** 20/08/2019

**Property Type:** Apartment



**3/146 Power St HAWTHORN 3122 (REI)**

Agent Comments

 1  1  -

No Carpark

**Price:** \$360,000

**Method:** Auction Sale

**Date:** 31/08/2019

**Rooms:** 2

**Property Type:** Apartment