

# 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

15/59 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 \$390,000 & \$429,000

### Median sale price

Median price \$605,000 Property Type Unit Suburb Hawthorn

Period - From 01/04/2022 to 31/03/2023 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	10/66 Auburn Rd HAWTHORN 3122	\$445,000	23/05/2023
2	10/235 Riversdale Rd HAWTHORN EAST 3123	\$425,000	11/01/2023
3	8/333 Auburn Rd HAWTHORN 3122	\$412,500	11/05/2023

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:

02/06/2023 15:14

15/59 Riversdale Road, Hawthorn Vic 3122

A—Z

Sam Christensen  
03 9815 1124  
0434 338 695  
samc@azrea.com.au

**Indicative Selling Price**

\$390,000 - \$429,000

**Median Unit Price**

Year ending March 2023: \$605,000



2 1 1

**Property Type:** Apartment

Agent Comments

## Comparable Properties



10/66 Auburn Rd HAWTHORN 3122 (REI)

Agent Comments

2 1 1

**Price:** \$445,000

**Method:** Private Sale

**Date:** 23/05/2023

**Property Type:** Apartment



10/235 Riversdale Rd HAWTHORN EAST 3123 (REI/VG)

Agent Comments

2 1 1

**Price:** \$425,000

**Method:** Private Sale

**Date:** 11/01/2023

**Property Type:** Apartment



8/333 Auburn Rd HAWTHORN 3122 (REI)

Agent Comments

2 1 1

**Price:** \$412,500

**Method:** Private Sale

**Date:** 11/05/2023

**Property Type:** Apartment

**Account** - A-Z Real Estate Agency | P: 03 9815 1124



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