

# 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

2/127 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

\$525,000

### Median sale price

Median price

\$601,000

Property Type

Unit

Suburb

Hawthorn

Period - From

23/11/2021

to

22/11/2022

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	9/180 Riversdale Rd HAWTHORN 3122	\$535,500	23/06/2022
2	3/488 Glenferrie Rd HAWTHORN 3122	\$530,000	08/10/2022
3	201/147 Riversdale Rd HAWTHORN 3122	\$518,000	21/09/2022

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:

23/11/2022 14:49



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**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$525,000

**Median Unit Price**

23/11/2021 - 22/11/2022: \$601,000

## Comparable Properties



**9/180 Riversdale Rd HAWTHORN 3122 (REI/VG)**

**Agent Comments**

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**Price:** \$535,500

**Method:** Private Sale

**Date:** 23/06/2022

**Property Type:** Apartment



**3/488 Glenferrie Rd HAWTHORN 3122 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$530,000

**Method:** Auction Sale

**Date:** 08/10/2022

**Property Type:** Unit



**201/147 Riversdale Rd HAWTHORN 3122 (VG)**

**Agent Comments**

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**Price:** \$518,000

**Method:** Sale

**Date:** 21/09/2022

**Property Type:** Strata Unit/Flat

**Account - Woodards** | P: 03 9805 1111 | F: 03 9805 1199