

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for Sale

Address Including suburb and postcode

221/81-83 Riversdale Road, Hawthorn VIC 3122

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$ 415,000

or range between \$

&

\$

Median sale price

Median price \$ 529,000

*House

*unit X

Suburb
or locality

Hawthorn

Period - From 2017 Q1

to 2017 Q3

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 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. 223/6 Lisson Grove, Hawthorn	\$ 443,000	25/10/2017
2. 9/111 Riversdale Road, Hawthorn	\$ 450,000	14/10/2017
3. 122/81 Riversdale Road, Hawthorn	\$ 450,000	13/09/2017

OR

B* **Either** 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*.

Or The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months*.