

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	6/121 Riversdale Road, Hawthorn Vic 3122
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Indicative selling price

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

Single price \$749,000

Median sale price

Median price	\$600,000	House		Unit	X	Suburb	Hawthorn
Period - From	01/04/2018	to	30/06/2018	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	1/474 Glenferrie Rd HAWTHORN 3122	\$767,500	26/05/2018
2	8/121 Riversdale Rd HAWTHORN 3122	\$765,000	03/04/2018
3	215/6 Lisson Gr HAWTHORN 3122	\$760,000	30/07/2018

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.



 2  2  1

Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



1/474 Glenferrie Rd HAWTHORN 3122 (REI)

Agent Comments

 2  2  1

Price: \$767,500

Method: Auction Sale

Date: 26/05/2018

Rooms: 4

Property Type: Apartment



8/121 Riversdale Rd HAWTHORN 3122 (REI)

Agent Comments

 2  2  1

Price: \$765,000

Method: Private Sale

Date: 03/04/2018

Rooms: 5

Property Type: Apartment



215/6 Lisson Gr HAWTHORN 3122 (REI)

Agent Comments

 2  2  1

Price: \$760,000

Method: Private Sale

Date: 30/07/2018

Rooms: -

Property Type: Apartment