

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

2/14 Riversdale Road, Hawthorn Vic 3122

Indicative selling price

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

Range between

\$720,000

&

\$760,000

Median sale price

Median price

\$568,000

Property Type

Unit

Suburb

Hawthorn

Period - From

01/04/2023

to

30/06/2023

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	3/131 Robinson Rd HAWTHORN 3122	\$785,000	01/05/2023
2	8/12 Berkeley St HAWTHORN 3122	\$776,000	05/05/2023
3	12A/24 Muir St HAWTHORN 3122	\$720,000	20/05/2023

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:

17/07/2023 11:41



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$720,000 - \$760,000

Median Unit Price

June quarter 2023: \$568,000

Comparable Properties



3/131 Robinson Rd HAWTHORN 3122 (VG)

Agent Comments

 2  -  -

Price: \$785,000

Method: Sale

Date: 01/05/2023

Property Type: Strata Unit/Flat



8/12 Berkeley St HAWTHORN 3122 (REI)

Agent Comments

 2  1  1

Price: \$776,000

Method: Private Sale

Date: 05/05/2023

Property Type: Apartment



12A/24 Muir St HAWTHORN 3122 (REI)

Agent Comments

 2  1  1

Price: \$720,000

Method: Auction Sale

Date: 20/05/2023

Property Type: Unit