

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

5/174-178 Riversdale Road Hawthorn VIC 3122

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$625,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$528,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Sep 2018

to

31 Aug 2019

Source

Corelogic

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 6 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

| | | |
|--|-----------|-----------|
| 3/243 Riversdale Road Hawthorn East VIC 3123 | \$610,000 | 15-Jun-19 |
| 7/9 Glenroy Road Hawthorn VIC 3122 | \$650,000 | 18-Apr-19 |
| 8/65-69 Riversdale Road Hawthorn VIC 3122 | \$687,000 | 24-Apr-19 |

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 6 months.~~

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3/243 Riversdale Road Hawthorn East VIC 3123

2 1 1

Sold Price

\$610,000

Sold Date

15-Jun-19

Distance

0.34km



7/9 Glenroy Road Hawthorn VIC 3122

2 1 1

Sold Price

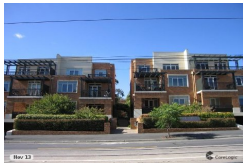
\$650,000

Sold Date

18-Apr-19

Distance

0.7km



8/65-69 Riversdale Road Hawthorn VIC 3122

2 1 1

Sold Price

\$687,000

Sold Date

24-Apr-19

Distance

0.82km

RS = Recent sale

UN = Undisclosed Sale

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