

## 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

15/65 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)

Range between

\$670,000

&

\$730,000

#### 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	34/65 Riversdale Rd HAWTHORN 3122	\$752,500	01/09/2018
2	13/494 Glenferrie Rd HAWTHORN 3122	\$723,000	24/03/2018
3	42/65 Riversdale Rd HAWTHORN 3122	\$680,000	28/07/2018

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   
 1   
 2

**Rooms:**  
**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
 \$670,000 - \$730,000  
**Median Unit Price**  
 June quarter 2018: \$600,000

## Comparable Properties



34/65 Riversdale Rd HAWTHORN 3122 (REI)

Agent Comments

2   
 1   
 2

**Price:** \$752,500  
**Method:** Auction Sale  
**Date:** 01/09/2018  
**Rooms:** 4  
**Property Type:** Apartment



13/494 Glenferrie Rd HAWTHORN 3122 (REI/VG)

Agent Comments

2   
 1   
 2

**Price:** \$723,000  
**Method:** Auction Sale  
**Date:** 24/03/2018  
**Rooms:** -  
**Property Type:** Apartment



42/65 Riversdale Rd HAWTHORN 3122 (REI)

Agent Comments

2   
 1   
 1

**Price:** \$680,000  
**Method:** Auction Sale  
**Date:** 28/07/2018  
**Rooms:** 4  
**Property Type:** Apartment