

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

16/19 Riversdale Road, Hawthorn Vic 3122

Indicative selling price

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

Range between \$420,000 & \$450,000

Median sale price

Median price \$605,000 Property Type Unit Suburb Hawthorn

Period - From 01/04/2020 to 31/03/2021 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	5/141 Riversdale Rd HAWTHORN 3122	\$435,000	18/05/2021
2	7/65-69 Riversdale Rd HAWTHORN 3122	\$470,000	12/05/2021
3	19/176 Power St HAWTHORN 3122	\$450,000	05/02/2021

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:

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Property Type:
Divorce/Estate/Family Transfers
Agent Comments

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Indicative Selling Price
\$420,000 - \$450,000
Median Unit Price
Year ending March 2021: \$605,000

Comparable Properties



5/141 Riversdale Rd HAWTHORN 3122 (REI) Agent Comments



Price: \$435,000
Method: Private Sale
Date: 18/05/2021
Property Type: Apartment



7/65-69 Riversdale Rd HAWTHORN 3122 (REI) Agent Comments



Price: \$470,000
Method: Sold Before Auction
Date: 12/05/2021
Property Type: Apartment



19/176 Power St HAWTHORN 3122 (REI) Agent Comments



Price: \$450,000
Method: Sold Before Auction
Date: 05/02/2021
Property Type: Apartment