

# 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

196d 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)

Single price \$970,000

### Median sale price

Median price \$1,468,750

Property Type Townhouse

Suburb Hawthorn

Period - From 12/12/2020

to 11/12/2021

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	12/26 Redfern Rd HAWTHORN EAST 3123	\$900,000	19/11/2021
2			
3			

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:

12/12/2021 22:29



 2  2  2

**Property Type:** Townhouse (Res)

**Agent Comments**

**Indicative Selling Price**

\$970,000

**Median Townhouse Price**

12/12/2020 - 11/12/2021: \$1,468,750

## Comparable Properties



**12/26 Redfern Rd HAWTHORN EAST 3123 (VG)** **Agent Comments**

 2  -  -

2 bedrooms/ 2 baths Only 1 car space Property is surrounded by commercial buildings.

**Price:** \$900,000

**Method:** Sale

**Date:** 19/11/2021

**Property Type:** Flat/Unit/Apartment (Res)

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.