

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

11/129 Riversdale Road, Hawthorn Vic 3122

Indicative selling price

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

Range between \$346,000 & \$380,600

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	1/76a Campbell Rd HAWTHORN EAST 3123	\$365,000	16/06/2023
2	5/129 Riversdale Rd HAWTHORN 3122	\$340,000	03/04/2023
3	9/76a Campbell Rd HAWTHORN EAST 3123	\$315,000	05/05/2023

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:

01/08/2023 16:10



Rooms: 4
Property Type: Flat
Agent Comments

Indicative Selling Price
\$346,000 - \$380,600
Median Unit Price
June quarter 2023: \$568,000

Comparable Properties



1/76a Campbell Rd HAWTHORN EAST 3123 (REI)

Agent Comments



Price: \$365,000
Method: Private Sale
Date: 16/06/2023
Property Type: Apartment



5/129 Riversdale Rd HAWTHORN 3122 (VG)

Agent Comments



Price: \$340,000
Method: Sale
Date: 03/04/2023
Property Type: Strata Unit/Flat



9/76a Campbell Rd HAWTHORN EAST 3123 (REI)

Agent Comments



Price: \$315,000
Method: Private Sale
Date: 05/05/2023
Property Type: Apartment