Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
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Address	g04/147 Riversdale Road, Hawthorn Vic 3122
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$650,000	&	\$690,000

Median sale price

Median price	\$604,000	Pro	perty Type	Jnit		Suburb	Hawthorn
Period - From	01/01/2020	to	31/12/2020		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

Aut	areas or comparable property	1 1100	Date of Sale
1	8/28 Auburn Gr HAWTHORN EAST 3123	\$728,000	10/03/2021
2	13/11-13 Auburn Gr HAWTHORN EAST 3123	\$703,500	27/11/2020
3	2/3 Burwood Av HAWTHORN EAST 3123	\$700,000	15/10/2020

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:	01/04/2021 13:09

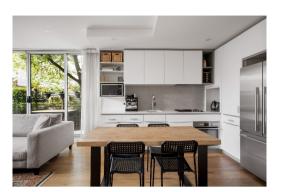


Date of sale





Indicative Selling Price \$650,000 - \$690,000 Median Unit Price Year ending December 2020: \$604,000





Property Type: Apartment Agent Comments

Comparable Properties

8/28 Auburn Gr HAWTHORN EAST 3123 (REI)

1 2

Price: \$728,000

Method: Sold Before Auction

Date: 10/03/2021

Property Type: Apartment

13/11-13 Auburn Gr HAWTHORN EAST 3123 (REI/VG)

- 2 **-** 1

Price: \$703,500

Method: Sold Before Auction

Date: 27/11/2020

Property Type: Apartment

2/3 Burwood Av HAWTHORN EAST 3123 (REI/VG)

1 2 **1 4**

Price: \$700.000

Method: Sold Before Auction

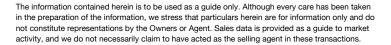
Date: 15/10/2020

Property Type: Apartment

Account - The Agency Boroondara | P: 03 8578 0399







Agent Comments

Agent Comments

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