

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

g04/147 Riversdale Road, Hawthorn Vic 3122

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

Property Type Unit

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	Price	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



2 1 1

Property Type: Apartment

Agent Comments

Luke Saville
03 8578 0399
0437 720 806
luke.saville@theagency.com.au

Indicative Selling Price

\$650,000 - \$690,000

Median Unit Price

Year ending December 2020: \$604,000

Comparable Properties

8/28 Auburn Gr HAWTHORN EAST 3123 (REI) Agent Comments

2 1 1

Price: \$728,000

Method: Sold Before Auction

Date: 10/03/2021

Property Type: Apartment



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

2 1 2

Price: \$703,500

Method: Sold Before Auction

Date: 27/11/2020

Property Type: Apartment



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

2 1 1

Price: \$700,000

Method: Sold Before Auction

Date: 15/10/2020

Property Type: Apartment