

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 6/65-69 Riversdale Road, Hawthorn Vic 3122

Indicative selling price

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

Single price \$440,000

Median sale price

Median price \$565,000

Property Type Unit

Suburb Hawthorn

Period - From 01/04/2024

to 30/06/2024

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	22/176 Power St HAWTHORN 3122	\$414,000	15/08/2024
2	5/317 Riversdale Rd HAWTHORN EAST 3123	\$371,580	06/08/2024
3	7/114-116 Riversdale Rd HAWTHORN 3122	\$387,500	19/04/2024

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:

29/08/2024 10:34



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$440,000

Median Unit Price

June quarter 2024: \$565,000

Comparable Properties



22/176 Power St HAWTHORN 3122 (REI)

Agent Comments

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Price: \$414,000

Method: Sold Before Auction

Date: 15/08/2024

Property Type: Apartment



5/317 Riversdale Rd HAWTHORN EAST 3123 (REI)

Agent Comments

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Price: \$371,580

Method: Private Sale

Date: 06/08/2024

Property Type: Apartment



7/114-116 Riversdale Rd HAWTHORN 3122 (REI)

Agent Comments

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Price: \$387,500

Method: Sold Before Auction

Date: 19/04/2024

Property Type: Unit

Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199