

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 4/282 Riversdale Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$380,000 & \$400,000

Median sale price

Median price \$597,000 House Unit X Suburb Hawthorn East

Period - From 01/10/2017 to 31/12/2017 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	13/127 Riversdale Rd HAWTHORN 3122	\$392,500	29/11/2017
2	2/69 Auburn Rd HAWTHORN 3122	\$392,000	16/12/2017
3	17/168 Power St HAWTHORN 3122	\$390,000	10/12/2017

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.



Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$380,000 - \$400,000
Median Unit Price
December quarter 2017: \$597,000

Comparable Properties



13/127 Riversdale Rd HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$392,500
Method: Private Sale
Date: 29/11/2017
Rooms: 2
Property Type: Apartment



2/69 Auburn Rd HAWTHORN 3122 (REI)

Agent Comments



Price: \$392,000
Method: Private Sale
Date: 16/12/2017
Rooms: 2
Property Type: Apartment



17/168 Power St HAWTHORN 3122 (REI)

Agent Comments



Price: \$390,000
Method: Private Sale
Date: 10/12/2017
Rooms: 4
Property Type: Apartment