

# 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

8/107 Riversdale Road, Hawthorn Vic 3122

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$415,000

### Median sale price\*

Median price

Property Type

Suburb

Period - From

to

Source

### 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	6/39 Park St HAWTHORN 3122	\$421,000	04/07/2019
2	4/67 Denham St HAWTHORN 3122	\$411,500	06/11/2019
3	1/282 Riversdale Rd HAWTHORN EAST 3123	\$400,100	20/08/2019

**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:

16/12/2019 08:28

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



1 1 1

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$415,000  
**No median price available**

## Comparable Properties



**6/39 Park St HAWTHORN 3122 (REI/VG)**

**Agent Comments**

1 1 1

**Price:** \$421,000  
**Method:** Private Sale  
**Date:** 04/07/2019  
**Rooms:** 3  
**Property Type:** Apartment



**4/67 Denham St HAWTHORN 3122 (REI)**

**Agent Comments**

1 1 1

**Price:** \$411,500  
**Method:** Private Sale  
**Date:** 06/11/2019  
**Property Type:** Apartment



**1/282 Riversdale Rd HAWTHORN EAST 3123 (REI/VG)**

**Agent Comments**

1 1 1

**Price:** \$400,100  
**Method:** Private Sale  
**Date:** 20/08/2019  
**Property Type:** Apartment