

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

4/140 Riversdale Road, Hawthorn Vic 3122

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$330,000

Median sale price

Median price

\$607,000

House

Unit

X

Suburb

Hawthorn

Period - From

01/07/2018

to

30/09/2018

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	19/146 Power St HAWTHORN 3122	\$340,000	07/07/2018
2	24/510 Glenferrie Rd HAWTHORN 3122	\$320,000	08/12/2018
3	27/506 Glenferrie Rd HAWTHORN 3122	\$290,000	25/09/2018

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.

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Indicative Selling Price

\$330,000

Median Unit Price

September quarter 2018: \$607,000



 1  1  1

Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



19/146 Power St HAWTHORN 3122 (REI)

 1  1  -

Price: \$340,000

Method: Private Sale

Date: 07/07/2018

Rooms: -

Property Type: Apartment

Agent Comments

Company share. No carpark. 1 of 35 in block.



24/510 Glenferrie Rd HAWTHORN 3122 (REI)

 1  1  1

Price: \$320,000

Method: Auction Sale

Date: 08/12/2018

Rooms: 3

Property Type: Apartment

Agent Comments

1 of 30 in block. 1 bedroom, company share.



27/506 Glenferrie Rd HAWTHORN 3122 (REI)

 1  1  -

Price: \$290,000

Method: Private Sale

Date: 25/09/2018

Rooms: -

Property Type: Apartment

Agent Comments

27 in block. 1 bedroom with no car park.