

Anthony Smith 9805 1111 0419 888 980 asmith@woodards.com.au

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

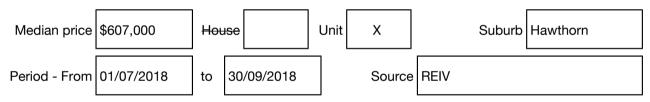
4/140 Riversdale Road, Hawthorn Vic 3122

Indicative selling price

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

Single price \$330,000

Median sale price



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.

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

propertydata

Generated: 17/12/2018 13:15

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

woodards





Rooms: Property Type: Apartment Agent Comments

Anthony Smith 9805 1111 0419 888 980 asmith@woodards.com.au

Indicative Selling Price \$330.000 **Median Unit Price** September quarter 2018: \$607,000

Comparable Properties



Price: \$340.000 Method: Private Sale Date: 07/07/2018 Rooms: -Property Type: Apartment

L 1

Len 1

19/146 Power St HAWTHORN 3122 (REI)

1

6 -

601 1

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



Price: \$320.000 Method: Auction Sale Date: 08/12/2018 Rooms: 3 Property Type: Apartment

24/510 Glenferrie Rd HAWTHORN 3122 (REI) Agent Comments 1 of 30 in block. 1 bedroom, company share.

27/506 Glenferrie Rd HAWTHORN 3122 (REI) έα).

• 1 1

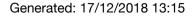
Price: \$290,000 Method: Private Sale Date: 25/09/2018 Rooms: -Property Type: Apartment

Agent Comments

27 in block. 1 bedroom with no car park.

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

propertydata



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

