Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 5/319 Riversdale Road, Hawthorn East Vic 3123

Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$345,000		&		\$375,000			
Median sale p	rice							
Median price	\$666,000	Pro	operty Type	Unit			Suburb	Hawthorn East
Period - From	01/04/2020	to	31/03/2021		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	3/305 Riversdale Rd HAWTHORN EAST 3123	\$384,999	17/12/2020
2	9/69 Auburn Rd HAWTHORN 3122	\$375,000	26/03/2021
3	212/12 Albert St HAWTHORN EAST 3123	\$372,500	02/12/2020

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:

24/05/2021 14:09





Daniel Bullen



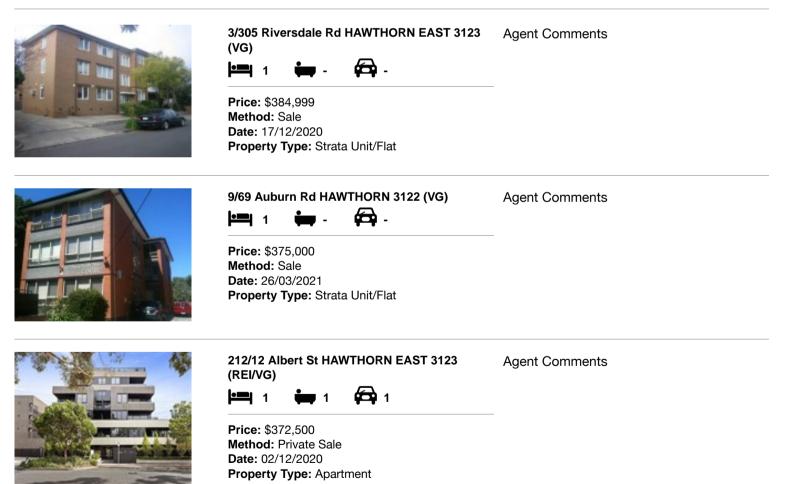


Property Type: Apartment Agent Comments

9908 5700 0412 809 725 danielbullen@jelliscraig.com.au

Indicative Selling Price \$345,000 - \$375,000 Median Unit Price Year ending March 2021: \$666,000

Comparable Properties



Account - Jellis Craig | P: (03) 9908 5700





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.