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

19/114 Riversdale Road, Hawthorn Vic 3122

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$510,000		&		\$550,000				
Median sale price									
Median price	\$590,000	Pro	operty Type	Unit			Suburb	Hawthorn	
Period - From	01/07/2024	to	30/09/2024		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.

Ade	dress of comparable property	Price	Date of sale
1	2/141 Riversdale Rd HAWTHORN 3122	\$522,500	12/11/2024
2	2/127 Riversdale Rd HAWTHORN 3122	\$540,000	17/10/2024
3	3/566 Glenferrie Rd HAWTHORN 3122	\$576,000	20/09/2024

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:

14/01/2025 11:05







Property Type: Agent Comments Indicative Selling Price \$510,000 - \$550,000 Median Unit Price September quarter 2024: \$590,000

Comparable Properties

2/141 Riversdale Rd HAWTHORN 3122 (REI/VG) 2 1 1 1 Price: \$522,500 Method: Private Sale Date: 12/11/2024 Property Type: Apartment	Agent Comments
2/127 Riversdale Rd HAWTHORN 3122 (REI/VG) 2 1 1 1 Price: \$540,000 Method: Private Sale Date: 17/10/2024 Property Type: Apartment	Agent Comments
3/566 Glenferrie Rd HAWTHORN 3122 (REI/VG) 2 1 1 1 Price: \$576,000 Method: Private Sale Date: 20/09/2024 Property Type: Apartment	Agent Comments

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



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