

Karen Chung 9805 1111 0488 618 816 kchung@woodards.com.au

#### Statement of Information

## Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property of	fered	for	sale
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Address Including suburb and postcode	13/129-131 Riversdale Road, Hawthorn Vic 3122
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#### Indicative selling price

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

Range between \$360,0	00 &	\$390,000	
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#### Median sale price

Median price	\$560,000	Hou	ıse	Unit	Х	Suburb	Hawthorn
Period - From	01/01/2018	to	31/03/2018		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 16/82 Campbell Rd HAWTHORN EAST 3123 \$387,500 12/06/2018 2 14/41 Riversdale Rd HAWTHORN 3122 \$380,100 19/04/2018 3 28/510 Glenferrie Rd HAWTHORN 3122 \$370,000 26/05/2018

#### 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** \$360,000 - \$390,000 **Median Unit Price** March quarter 2018: \$560,000



Rooms:

Property Type: Apartment **Agent Comments** 

### Comparable Properties



16/82 Campbell Rd HAWTHORN EAST 3123

**|---**| 1





Price: \$387.500 Method: Private Sale Date: 12/06/2018 Rooms: 2

Property Type: Unit

14/41 Riversdale Rd HAWTHORN 3122 (REI)





Price: \$380,100 Method: Private Sale Date: 19/04/2018

Rooms: 2

Property Type: Apartment



28/510 Glenferrie Rd HAWTHORN 3122 (REI)



Price: \$370,000 Method: Private Sale Date: 26/05/2018

Rooms: -

Property Type: Apartment

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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.

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**Agent Comments** 

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