

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

13/129-131 Riversdale Road, Hawthorn Vic 3122

Indicative selling price

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

Range between \$360,000 & \$390,000

Median sale price

Median price \$560,000 House Unit X 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.



 1  1  1

Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



16/82 Campbell Rd HAWTHORN EAST 3123 (REI)

Agent Comments

 1  1  -

Price: \$387,500

Method: Private Sale

Date: 12/06/2018

Rooms: 2

Property Type: Unit



14/41 Riversdale Rd HAWTHORN 3122 (REI)

Agent Comments

 1  1  -

Price: \$380,100

Method: Private Sale

Date: 19/04/2018

Rooms: 2

Property Type: Apartment



28/510 Glenferrie Rd HAWTHORN 3122 (REI)

Agent Comments

 1  1  1

Price: \$370,000

Method: Private Sale

Date: 26/05/2018

Rooms: -

Property Type: Apartment