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	14/59 Riversdale Road, Hawthorn Vic 3122
Including suburb and	
postcode	

Indicative selling price

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

Range between \$480,000	&	\$525,000
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Median sale price

Median price	\$605,000	Pro	perty Type	Unit		Suburb	Hawthorn
Period - From	01/07/2022	to	30/09/2022		Sourc	eREIV	

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

Address of comparable property		Price	Date of sale
1	9/180 Riversdale Rd HAWTHORN 3122	\$535,500	23/06/2022
2	10/38 Creswick St HAWTHORN 3122	\$525,000	09/10/2022
3	11/4-6 Auburn Gr HAWTHORN EAST 3123	\$492,500	31/08/2022

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	24/10/2022 15:52
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Property Type: Apartment **Agent Comments**

Indicative Selling Price \$480,000 - \$525,000 **Median Unit Price** September quarter 2022: \$605,000

Comparable Properties



9/180 Riversdale Rd HAWTHORN 3122 (REI/VG)

-2





Price: \$535,500 Method: Private Sale Date: 23/06/2022

Property Type: Apartment

Agent Comments

Similar property with balcony



10/38 Creswick St HAWTHORN 3122 (REI)

-2

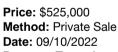






Agent Comments

Similar property with original kitchen



Property Type: Apartment



11/4-6 Auburn Gr HAWTHORN EAST 3123

(REI)

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Agent Comments Similar property

Price: \$492.500 Method: Private Sale Date: 31/08/2022

Property Type: Apartment

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



