

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

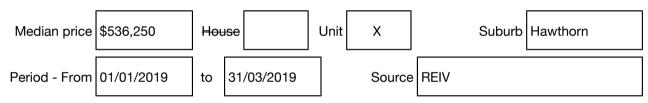
7/127 Riversdale Road, Hawthorn Vic 3122
a

Indicative selling price

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

Range between	\$380,000	&	\$418,000

Median sale price



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	24/9 Lisson Gr HAWTHORN 3122	\$415,000	01/02/2019
2	9/61 Auburn Rd HAWTHORN 3122	\$387,500	23/02/2019
3	7/1 Power Av HAWTHORN 3122	\$378,000	27/11/2018

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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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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Rooms: Property Type: Apartment Agent Comments Internal area 50sqm (approx) Karen Chung 9805 1111 0488 618 816 kchung@woodards.com.au

Indicative Selling Price \$380,000 - \$418,000 Median Unit Price March quarter 2019: \$536,250

Comparable Properties



24/9 Lisson Gr HAWTHORN 3122 (REI/VG)



Price: \$415,000 Method: Private Sale Date: 01/02/2019 Rooms: 2 Property Type: Apartment

Agent Comments



9/61 Auburn Rd HAWTHORN 3122 (REI)

Agent Comments



Price: \$387,500 Method: Auction Sale Date: 23/02/2019 Rooms: -Property Type: Apartment

7/1 Power Av HAWTHORN 3122 (REI/VG)



Agent Comments

Price: \$378,000 Method: Private Sale Date: 27/11/2018 Rooms: -Property Type: Unit

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