

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

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$380,000

&

\$418,000

Median sale price

Median price \$536,250

House

Unit

X

Suburb Hawthorn

Period - From 01/01/2019

to

31/03/2019

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	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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Indicative Selling Price

\$380,000 - \$418,000

Median Unit Price

March quarter 2019: \$536,250



Rooms:

Property Type: Apartment

Agent Comments

Internal area 50sqm (approx)

Comparable Properties



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

Agent Comments



Price: \$415,000

Method: Private Sale

Date: 01/02/2019

Rooms: 2

Property Type: Apartment



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