

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property Offer For Sale

407/81 Riversdale Rd, Hawthorn

Address:

Indicative selling price

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

Single price	\$	or range between	\$550,000	&	\$580,000
--------------	----	------------------	-----------	---	-----------

Median sale price

Median price	\$521,000	House	unit	X	Suburb	Hawthorn
Period - From	11/2018	to	12/2018	Source	RP Date	

Comparable property sales

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 14/177 Power Street Hawthorn VIC 3122	\$553,000	28/04/2018
2 13/574 Glenferrie Road Hawthorn VIC 3122	\$550,000	03/03/2018
3 7/508 Glenferrie Road Hawthorn VIC 3122	\$555,000	28/04/2018

OR

- B** **Either** 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*.
- Or** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months*.