

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

15/247 Riversdale Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$459,000 & \$499,000

Median sale price

Median price \$640,000 Property Type Unit Suburb Hawthorn East

Period - From 15/07/2020 to 14/07/2021 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	16/235 Riversdale Rd HAWTHORN EAST 3123	\$490,000	18/03/2021
2	10/181 Riversdale Rd HAWTHORN 3122	\$495,000	11/07/2021
3	9/19 Park St HAWTHORN 3122	\$485,000	27/03/2021

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.~~

This Statement of Information was prepared on:

15/07/2021 14:39

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Indicative Selling Price

\$459,000 - \$499,000

Median Unit Price

15/07/2020 - 14/07/2021: \$640,000



 2  1  0

Rooms: 3

Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Comparable Properties



16/235 Riversdale Rd HAWTHORN EAST 3123 (REI/VG) Agent Comments

 2  1  1

Price: \$490,000

Method: Private Sale

Date: 18/03/2021

Property Type: Apartment



10/181 Riversdale Rd HAWTHORN 3122 (REI) Agent Comments

 2  1  1

Price: \$495,000

Method: Sold Before Auction

Date: 11/07/2021

Property Type: Apartment



9/19 Park St HAWTHORN 3122 (REI/VG) Agent Comments

 2  1  1

Price: \$485,000

Method: Auction Sale

Date: 27/03/2021

Property Type: Apartment