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

7/41 Riversdale Road, Hawthorn Vic 3122

Indicative selling price

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

Single price | $449,000

Median sale price

| Median price | $540,000 | Property Type | Unit | Suburb | Hawthorn |

| Period - From | 01/07/2021 | to | 30/09/2021 | 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	9/95 Manningtree Rd HAWTHORN 3122	$425,000	03/11/2021
2	3/41 Riversdale Rd HAWTHORN 3122	$415,000	19/11/2021
3			

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: | 06/12/2021 16:05

1   **1**   **1**

Property Type: Apartment

Agent Comments

Indicative Selling Price
$449,000
Median Unit Price
September quarter 2021: $540,000

Comparable Properties
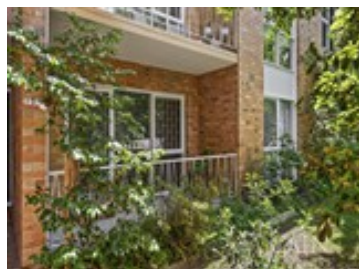

9/95 Manningtree Rd HAWTHORN 3122 (REI)

1   **1**   **1**

Price: $425,000
Method: Private Sale
Date: 03/11/2021
Property Type: Apartment

Agent Comments

3/41 Riversdale Rd HAWTHORN 3122 (REI)

1   **1**   **1**

Price: $415,000
Method: Private Sale
Date: 19/11/2021
Property Type: Apartment

Agent Comments

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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