

# 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

6/141 Riversdale Road, Hawthorn Vic 3122

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$460,000 & \$490,000

### Median sale price

Median price

\$603,500

Property Type

Unit

Suburb

Hawthorn

Period - From

01/01/2021

to

31/03/2021

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	2/325 Riversdale Rd HAWTHORN EAST 3123	\$497,500	09/05/2021
2	3/333 Auburn Rd HAWTHORN EAST 3123	\$466,000	17/04/2021
3	16/235 Riversdale Rd HAWTHORN EAST 3123	\$490,000	18/03/2021

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:

05/07/2021 14:01

6/141 Riversdale Road, Hawthorn Vic 3122



Lauchlan Waterfield  
03 9509 0411  
0422 290 489

lauchlan.waterfield@belleproperty.com

**Indicative Selling Price**

\$460,000 - \$490,000

**Median Unit Price**

March quarter 2021: \$603,500



2 1 1

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**2/325 Riversdale Rd HAWTHORN EAST 3123 (REI)**

Agent Comments

2 1 1

**Price:** \$497,500

**Method:** Sold After Auction

**Date:** 09/05/2021

**Property Type:** Apartment



**3/333 Auburn Rd HAWTHORN EAST 3123 (REI)** Agent Comments

2 1 1

**Price:** \$466,000

**Method:** Auction Sale

**Date:** 17/04/2021

**Property Type:** Apartment



**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

**Account** - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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.