

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

1/121 Riversdale Road, Hawthorn Vic 3122

Indicative selling price

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

Range between \$680,000

&

\$710,000

Median sale price

Median price \$602,500

Property Type Unit

Suburb Hawthorn

Period - From 01/10/2021

to 31/12/2021

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 | 4/15 Yarra St HAWTHORN 3122 | \$710,000 | 16/10/2021 |
| 2 | 3/164 Barkers Rd HAWTHORN 3122 | \$695,000 | 13/10/2021 |
| 3 | 2/63 Berkeley St HAWTHORN 3122 | \$690,000 | 08/11/2021 |

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:

25/01/2022 10:43



2
 1
 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$680,000 - \$710,000

Median Unit Price

December quarter 2021: \$602,500

Comparable Properties



4/15 Yarra St HAWTHORN 3122 (REI/VG)

Agent Comments

2
 1
 -

Price: \$710,000

Method: Sold Before Auction

Date: 16/10/2021

Property Type: Apartment



3/164 Barkers Rd HAWTHORN 3122 (VG)

Agent Comments

2
 -
 -

Price: \$695,000

Method: Sale

Date: 13/10/2021

Property Type: Flat/Unit/Apartment (Res)



2/63 Berkeley St HAWTHORN 3122 (REI)

Agent Comments

2
 1
 1

Price: \$690,000

Method: Sold Before Auction

Date: 08/11/2021

Property Type: Unit

Account - RT Edgar | P: 03 9826 1000