

# 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

13/140 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 \$420,000 & \$460,000

### Median sale price

Median price \$610,000 Property Type Unit Suburb Hawthorn

Period - From 01/04/2021 to 30/06/2021 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	10/181 Riversdale Rd HAWTHORN 3122	\$495,000	11/07/2021
2	13/28 Wattle Rd HAWTHORN 3122	\$460,000	14/07/2021
3	7/59 Riversdale Rd HAWTHORN 3122	\$420,000	13/07/2021

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:

04/10/2021 16:36



**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$420,000 - \$460,000

**Median Unit Price**

June quarter 2021: \$610,000

## Comparable Properties



**10/181 Riversdale Rd HAWTHORN 3122 (REI/VG)**



**Price:** \$495,000

**Method:** Sold Before Auction

**Date:** 11/07/2021

**Property Type:** Unit

Agent Comments

Similar apartment with garage



**13/28 Wattle Rd HAWTHORN 3122 (REI/VG)**



**Price:** \$460,000

**Method:** Private Sale

**Date:** 14/07/2021

**Property Type:** Apartment

Agent Comments

Very similar property Renovated inside The block it self looks pretty tired



**7/59 Riversdale Rd HAWTHORN 3122 (REI/VG)**



**Price:** \$420,000

**Method:** Private Sale

**Date:** 13/07/2021

**Property Type:** Apartment

Agent Comments

Similar apartment in original condition Company share