

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

223/81 Riversdale Road, Hawthorn Vic 3122

Indicative selling price

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

Range between \$410,000

&

\$451,000

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	7/127 Riversdale Rd HAWTHORN 3122	\$450,000	15/12/2021
2	7/41 Riversdale Rd HAWTHORN 3122	\$430,000	08/12/2021
3	216/81 Riversdale Rd HAWTHORN 3122	\$379,000	01/02/2022

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:

26/03/2022 11:19



Property Type: Apartment

Agent Comments

Indicative Selling Price

\$410,000 - \$451,000

Median Unit Price

December quarter 2021: \$602,500

Comparable Properties



7/127 Riversdale Rd HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$450,000

Method: Sold Before Auction

Date: 15/12/2021

Property Type: Apartment



7/41 Riversdale Rd HAWTHORN 3122 (REI/VG) **Agent Comments**



Price: \$430,000

Method: Sold Before Auction

Date: 08/12/2021

Property Type: Apartment

216/81 Riversdale Rd HAWTHORN 3122 (VG) **Agent Comments**



Price: \$379,000

Method: Sale

Date: 01/02/2022

Property Type: Strata Unit/Flat

Account - Roger Davis Wheelers Hill | P: 03 95605000