

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

unit 1/282 Riversdale Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$395,000 & \$430,000

Median sale price

Median price \$635,000 Property Type Unit Suburb Hawthorn East

Period - From 01/10/2020 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	313/480 Riversdale Rd HAWTHORN EAST 3123	\$420,000	05/07/2021
2	102/309 Riversdale Rd HAWTHORN EAST 3123	\$410,000	27/10/2021
3	309 Riversdale Rd HAWTHORN EAST 3123	\$410,000	29/07/2021

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: 15/12/2021 10:53



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Property Type: Apartment
Agent Comments

Indicative Selling Price

\$395,000 - \$430,000

Median Unit Price

Year ending September 2021: \$635,000

Comparable Properties



**313/480 Riversdale Rd HAWTHORN EAST
3123 (REI/VG)**

Agent Comments

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Price: \$420,000

Method: Private Sale

Date: 05/07/2021

Property Type: Apartment



**102/309 Riversdale Rd HAWTHORN EAST
3123 (REI)**

Agent Comments

1 1 1

Price: \$410,000

Method: Private Sale

Date: 27/10/2021

Property Type: Apartment

**309 Riversdale Rd HAWTHORN EAST 3123
(VG)**

Agent Comments

1 - -

Price: \$410,000

Method: Sale

Date: 29/07/2021

Property Type: Strata Unit/Flat