

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 | 17/41 Riversdale Road, Hawthorn Vic 3122 |
|----------------------|--|
| Including suburb and | |
| postcode | |
| | |
| | |

Indicative selling price

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

| Range between | \$380,000 | & | \$418,000 |
|---------------|-----------|---|-----------|
| | | | |

Median sale price

| Median price | \$585,000 | Hou | se | Unit | Х | Suburb | Hawthorn |
|---------------|------------|-----|------------|------|--------|--------|----------|
| Period - From | 01/04/2017 | to | 31/03/2018 | | Source | REIV | |

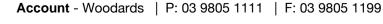
Comparable property sales (*Delete A or B below as applicable)

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 Date of sale **Price** 1 12/41 Riversdale Rd HAWTHORN 3122 \$420,500 24/02/2018 2 9/41 Riversdale Rd HAWTHORN 3122 \$413,000 02/12/2017 3 2/69 Auburn Rd HAWTHORN 3122 \$392,000 16/12/2017

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.







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Rooms:

Property Type: Apartment

Agent Comments

Car parking available in the block

Indicative Selling Price \$380,000 - \$418,000 **Median Unit Price** Year ending March 2018: \$585,000

Comparable Properties



12/41 Riversdale Rd HAWTHORN 3122

(REI/VG)





Price: \$420,500 Method: Auction Sale Date: 24/02/2018

Rooms: -

Property Type: Apartment

Agent Comments

Apartment in the same block Original kitchen



9/41 Riversdale Rd HAWTHORN 3122 (REI/VG) Agent Comments







Apartment in the same block Ground floor

apartment







Price: \$413,000 Method: Auction Sale Date: 02/12/2017

Rooms: -

Property Type: Apartment



2/69 Auburn Rd HAWTHORN 3122 (REI)





Price: \$392,000 Method: Private Sale Date: 16/12/2017

Rooms: 2

Property Type: Apartment

Agent Comments

Ground floor apartment Original kitchen Inferior

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location

Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199





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.