

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

17/41 Riversdale Road, Hawthorn Vic 3122

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 House Unit X 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	Price	Date of sale
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)

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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)

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Price: \$413,000**Method:** Auction Sale**Date:** 02/12/2017**Rooms:** -**Property Type:** Apartment

Agent Comments

Apartment in the same block Ground floor apartment


2/69 Auburn Rd HAWTHORN 3122 (REI)

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Price: \$392,000**Method:** Private Sale**Date:** 16/12/2017**Rooms:** 2**Property Type:** Apartment

Agent Comments

Ground floor apartment Original kitchen Interior location