

# 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 G03/39 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 \$385,000 & \$420,000

### Median sale price

Median price \$565,000 Property Type Unit Suburb Hawthorn

Period - From 01/04/2024 to 30/06/2024 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	10/523 Burwood Rd HAWTHORN 3122	\$415,000	11/06/2024
2	9/39 Park St HAWTHORN 3122	\$400,500	08/06/2024
3	204/2 Golding St HAWTHORN 3122	\$400,000	29/03/2024

**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: 05/08/2024 12:48



1   1   1

**Rooms:** 2  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$385,000 - \$420,000  
**Median Unit Price**  
June quarter 2024: \$565,000

## Comparable Properties



**10/523 Burwood Rd HAWTHORN 3122 (REI)**   **Agent Comments**

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**Price:** \$415,000  
**Method:** Private Sale  
**Date:** 11/06/2024  
**Property Type:** Apartment



**9/39 Park St HAWTHORN 3122 (REI/VG)**   **Agent Comments**

1   1   1

**Price:** \$400,500  
**Method:** Private Sale  
**Date:** 08/06/2024  
**Property Type:** Apartment



**204/2 Golding St HAWTHORN 3122 (REI/VG)**   **Agent Comments**

1   1   1

**Price:** \$400,000  
**Method:** Private Sale  
**Date:** 29/03/2024  
**Property Type:** Apartment

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