

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

4/48 Oxley Road, Hawthorn Vic 3122

Indicative selling price

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

Range between \$490,000

&

\$530,000

Median sale price

Median price \$610,000

Property Type Unit

Suburb Hawthorn

Period - From 01/04/2021

to

30/06/2021

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	16/65-69 Riversdale Rd HAWTHORN 3122	\$520,000	10/04/2021
2	14/133-135 Riversdale Rd HAWTHORN 3122	\$519,000	20/02/2021
3	8/282 Riversdale Rd HAWTHORN EAST 3123	\$480,000	08/07/2021

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:

08/08/2021 18:24



 1  1  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$490,000 - \$530,000

Median Unit Price

June quarter 2021: \$610,000

Comparable Properties



16/65-69 Riversdale Rd HAWTHORN 3122 (REI)

Agent Comments

 1  1  1

Price: \$520,000

Method: Auction Sale

Date: 10/04/2021

Property Type: Apartment



14/133-135 Riversdale Rd HAWTHORN 3122 (REI)

Agent Comments

 1  1  1

Price: \$519,000

Method: Auction Sale

Date: 20/02/2021

Property Type: Apartment



8/282 Riversdale Rd HAWTHORN EAST 3123 (REI)

Agent Comments

 1  1  1

Price: \$480,000

Method: Private Sale

Date: 08/07/2021

Property Type: Unit

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