

Tim Mursell 03 9830 7000 0419 800 709 tmursell@hockingstuart.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale											
Including subu		18/174 Riversdale Road, Hawthorn Vic 3122									
Indicative selling price											
For the meaning of this price see consumer.vic.gov.au/underquoting											
Range between \$400,0		000		&		\$425,000					
Median sale price											
Median price	\$566,000)	Hou	Ise	Uni	t X			Suburb	Hawthorn	
Period - From	01/10/20	18	to	31/12/2018		Sour	се	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.

Add	dress of comparable property	Price	Date of sale
1	306/36 Lynch St HAWTHORN 3122	\$420,000	31/10/2018
2	104/8-12 Queens Av HAWTHORN 3122	\$400,000	31/10/2018
3	217/81-83 Riversdale Rd HAWTHORN 3122	\$410,500	30/01/2019

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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Indicative Selling Price \$400,000 - \$425,000 **Median Unit Price** December quarter 2018: \$566,000



Property Type: Apartment Agent Comments

Comparable Properties



306/36 Lynch St HAWTHORN 3122 (REI)

Price: \$420.000 Method: Private Sale Date: 31/10/2018 Rooms: 3

-

Property Type: Apartment

Agent Comments



104/8-12 Queens Av HAWTHORN 3122 (REI)

Price: \$400,000 Method: Private Sale Date: 31/10/2018

Rooms: 3

Property Type: Apartment

Agent Comments



217/81-83 Riversdale Rd HAWTHORN 3122

(REI)

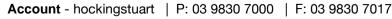
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Price: \$410,500 Method: Private Sale Date: 30/01/2019

Rooms: 3

Property Type: Apartment

Agent Comments



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