

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 18/174 Riversdale Road, Hawthorn Vic 3122

Indicative selling price

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

Range between \$400,000 & \$425,000

Median sale price

Median price \$566,000 House Unit X Suburb Hawthorn

Period - From 01/10/2018 to 31/12/2018 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	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.



Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



306/36 Lynch St HAWTHORN 3122 (REI)

Agent Comments



Price: \$420,000

Method: Private Sale

Date: 31/10/2018

Rooms: 3

Property Type: Apartment



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

Agent Comments



Price: \$400,000

Method: Private Sale

Date: 31/10/2018

Rooms: 3

Property Type: Apartment



217/81-83 Riversdale Rd HAWTHORN 3122 (REI)

Agent Comments



Price: \$410,500

Method: Private Sale

Date: 30/01/2019

Rooms: 3

Property Type: Apartment