

# 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 G07/21 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)

Price Range

\$820,000

&

\$850,000

### Median sale price

Median price

\$593,000

Property Type

Apartment

Suburb

Hawthorn (3122)

Period - From

01/01/2022

to

31/03/2022

Source

REIV

### Comparable property sales

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 |
|-----------------------------------------|-------------|--------------|
| 1/18 RIVERSDALE ROAD, HAWTHORN VIC 3122 | \$950,000   | 28/05/2022   |
| 14/8 WALLEN ROAD, HAWTHORN VIC 3122     | \$1,071,000 | 26/03/2022   |
| 34/8 Wallen Road, Hawthorn              | \$920,000   | 08/04/2022   |

This Statement of Information was prepared on: 04/07/2022