# 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	13/107 Riversdale Road, Hawthorn Vic 3122
postcode	

#### Indicative selling price

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

1.6.196 201.10611 4000,000	Range between	\$500,000	&	\$550,000
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### Median sale price

Median price	\$580,000	Pro	perty Type Ur	nit		Suburb	Hawthorn
Period - From	01/01/2024	to	31/12/2024	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	G06/609 Burwood Rd HAWTHORN 3122	\$550,000	18/01/2025
2	18/22 Wattle Rd HAWTHORN 3122	\$548,000	07/12/2024
3	107/2 Tweed St HAWTHORN 3122	\$545,000	09/11/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	07/02/2025 11:02



### THE AGENCY

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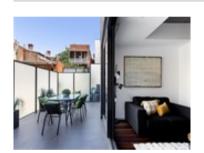
**Indicative Selling Price** \$500,000 - \$550,000 **Median Unit Price** Year ending December 2024: \$580,000





Property Type: Apartment **Agent Comments** 

# Comparable Properties



G06/609 Burwood Rd HAWTHORN 3122 (REI)

2

**Agent Comments** 

Price: \$550,000 Method: Private Sale Date: 18/01/2025

Property Type: Apartment



18/22 Wattle Rd HAWTHORN 3122 (REI)

2





**Agent Comments** 

Price: \$548,000 Method: Auction Sale Date: 07/12/2024 Property Type: Unit



107/2 Tweed St HAWTHORN 3122 (REI/VG)





Price: \$545,000 Method: Private Sale Date: 09/11/2024

Property Type: Apartment

**Agent Comments** 

Account - The Agency Victoria | P: 03 8578 0388





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