

# 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

190b 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)

Range between

\$800,000

&

\$850,000

### Median sale price

Median price

\$602,500

Property Type

Unit

Suburb

Hawthorn

Period - From

01/10/2021

to

31/12/2021

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	194a Riversdale Rd HAWTHORN 3122	\$830,000	10/03/2022
2	24/65-69 Riversdale Rd HAWTHORN 3122	\$815,000	04/12/2021
3	190c Riversdale Rd HAWTHORN 3122	\$750,000	01/03/2022

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:

29/03/2022 14:15



 2  2  2

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$800,000 - \$850,000

**Median Unit Price**

December quarter 2021: \$602,500

## Comparable Properties



**194a Riversdale Rd HAWTHORN 3122 (REI)**

 2  2  3

**Price:** \$830,000

**Method:** Auction Sale

**Date:** 10/03/2022

**Property Type:** Apartment

Agent Comments

Property in the same complex In an original condition, has 3 car spaces



**24/65-69 Riversdale Rd HAWTHORN 3122 (REI)**

 2  1  2

**Price:** \$815,000

**Method:** Auction Sale

**Date:** 04/12/2021

**Property Type:** Unit

Agent Comments

Comparable property Has one bathroom, courtyard and balcony



**190c Riversdale Rd HAWTHORN 3122 (REI)**

 2  2  2

**Price:** \$750,000

**Method:** Sold Before Auction

**Date:** 01/03/2022

**Property Type:** Apartment

Agent Comments

Property in the same complex Does not have courtyard and in an original condition

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