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	cons	sumer.vic.go	ov.au/	underquot	ing		
Range betweer	\$800,000		&		\$850,000			
Median sale p	rice							
Median price	\$602,500	Pro	operty Type	Unit			Suburb	Hawthorn
Period - From	01/10/2021	to	31/12/2021		So	urce	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.

Ade	dress 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







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)



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



(REI) 1 🛱 2 🗰 1 🋱 2

24/65-69 Riversdale Rd HAWTHORN 3122

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)

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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



propertydata

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