

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

101/77 Riversdale Road, Hawthorn Vic 3122

Indicative selling price

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

Single price

\$1,175,000

Median sale price

Median price

\$604,000

Property Type

Unit

Suburb

Hawthorn

Period - From

01/01/2020

to

31/12/2020

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	1207/377 Burwood Rd HAWTHORN 3122	\$1,222,500	03/10/2020
2	3/455 Glenferrie Rd KOOYONG 3144	\$1,200,000	10/09/2020
3	2/1 Clovelly Ct HAWTHORN 3122	\$1,012,000	23/11/2020

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:

24/02/2021 15:15



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$1,175,000
Median Unit Price
Year ending December 2020: \$604,000

Comparable Properties



1207/377 Burwood Rd HAWTHORN 3122 (REI/VG)

Agent Comments

3 2 2

Price: \$1,222,500
Method: Private Sale
Date: 03/10/2020
Property Type: Apartment

3/455 Glenferrie Rd KOORYONG 3144 (VG)

Agent Comments

3 - -

Price: \$1,200,000
Method: Sale
Date: 10/09/2020
Property Type: Strata Unit/Flat



2/1 Clovelly Ct HAWTHORN 3122 (REI)

Agent Comments

3 2 2

Price: \$1,012,000
Method: Private Sale
Date: 23/11/2020
Property Type: Apartment