

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

196F Riversdale Road, Hawthorn Vic 3122

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$690,000

&

\$740,000

Median sale price

Median price \$596,000

House

Unit

X

Suburb Hawthorn

Period - From 01/01/2018

to

31/12/2018

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	207/6 Lisson Gr HAWTHORN 3122	\$745,000	02/11/2018
2	G03/40 Harold St HAWTHORN EAST 3123	\$718,000	24/09/2018
3	12/65-69 Riversdale Rd HAWTHORN 3122	\$683,000	20/10/2018

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.



 2  2  1

Rooms:

Property Type: Unit

Land Size: 87 internal + 10 balcony sqm approx

Agent Comments

Comparable Properties



207/6 Lisson Gr HAWTHORN 3122 (REI/VG)

 2  2  1

Price: \$745,000

Method: Auction Sale

Date: 02/11/2018

Rooms: -

Property Type: Apartment

Land Size: 91 sqm approx

Agent Comments

Single level modern apartment.

G03/40 Harold St HAWTHORN EAST 3123 (REI)

 2  2  1

Price: \$718,000

Method: Private Sale

Date: 24/09/2018

Rooms: -

Property Type: Apartment

Agent Comments

Ground floor modern apartment with small courtyard area.



12/65-69 Riversdale Rd HAWTHORN 3122 (REI/VG)

 2  1  1

Price: \$683,000

Method: Auction Sale

Date: 20/10/2018

Rooms: -

Property Type: Apartment

Agent Comments

Similar vintage development. Single bathroom.