

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

5/282 Riversdale Road, Hawthorn East Vic 3123

Indicative selling price

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

Single price

\$369,500

Median sale price

Median price

\$669,000

Property Type

Unit

Suburb

Hawthorn East

Period - From

01/10/2019

to

30/09/2020

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.

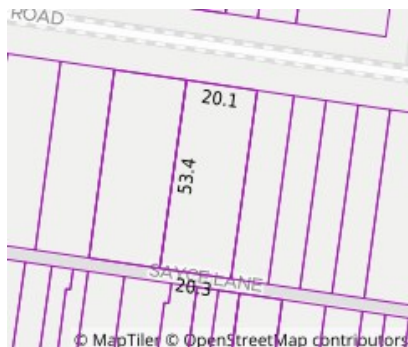
	Address of comparable property	Price	Date of sale
1	106/31 Queens Av HAWTHORN 3122	\$380,000	01/08/2020
2	8/4 Glen St HAWTHORN 3122	\$362,500	24/11/2020
3	107/151-155 Burwood Rd HAWTHORN 3122	\$350,000	27/06/2020

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:

27/11/2020 13:23



Property Type: Flat
Land Size: 1078.477 sqm approx
Agent Comments

Indicative Selling Price
\$369,500
Median Unit Price
Year ending September 2020: \$669,000

Comparable Properties



106/31 Queens Av HAWTHORN 3122 (REI/VG) **Agent Comments**



Price: \$380,000
Method: Private Sale
Date: 01/08/2020
Property Type: Apartment



8/4 Glen St HAWTHORN 3122 (REI)

Agent Comments



Price: \$362,500
Method: Private Sale
Date: 24/11/2020
Property Type: Apartment



107/151-155 Burwood Rd HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$350,000
Method: Auction Sale
Date: 27/06/2020
Property Type: Apartment