

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 16/114 Riversdale Road, Hawthorn Vic 3122

Indicative selling price

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

Range between \$580,000 & \$620,000

Median sale price

Median price \$590,000 Property Type Unit Suburb Hawthorn

Period - From 01/01/2024 to 31/03/2024 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	9/3 Burwood Av HAWTHORN EAST 3123	\$615,000	06/03/2024
2	13/19 Auburn Gr HAWTHORN EAST 3123	\$611,000	28/04/2024
3	16/50 Morang Rd HAWTHORN 3122	\$595,000	24/02/2024

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: 23/05/2024 16:47



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$580,000 - \$620,000

Median Unit Price

March quarter 2024: \$590,000

Comparable Properties



9/3 Burwood Av HAWTHORN EAST 3123 (REI/VG)

Agent Comments

2 1 1

Price: \$615,000

Method: Sold Before Auction

Date: 06/03/2024

Property Type: Apartment



13/19 Auburn Gr HAWTHORN EAST 3123 (REI) Agent Comments

2 1 1

Price: \$611,000

Method: Sold Before Auction

Date: 28/04/2024

Property Type: Unit



16/50 Morang Rd HAWTHORN 3122 (REI/VG)

Agent Comments

2 1 1

Price: \$595,000

Method: Auction Sale

Date: 24/02/2024

Property Type: Apartment

Account - The Agency Victoria | P: 03 8578 0388