

## 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

6/47 Riversdale Road, Hawthorn Vic 3122

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$990,000

**Median sale price**

Median price \$560,000

House

Unit

X

Suburb

Hawthorn

Period - From 01/01/2018

to

31/03/2018

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	301/6 Lisson Gr HAWTHORN 3122	\$1,000,000	09/12/2017
2	202/738 Orrong Rd TOORAK 3142	\$940,000	06/04/2018
3	4/10 Jago St RICHMOND 3121	\$936,000	15/01/2018

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   
 2

**Rooms:** 5  
**Property Type:** Unit

#### Agent Comments

The impeccably presented spaces of this two level mews style townhouse deliver luxuriously large dimensions, secluded privacy and sought after low maintenance appeal. An impressive living and dining domain with French doors to a courtyard is versatile for any occasion, accompanied by a well-appointed granite kitchen. There are two main bedrooms, one downstairs with semi-ensuite, and one upstairs with ensuite/WIRs and balcony.

**Indicative Selling Price**  
 \$990,000

**Median Unit Price**  
 March quarter 2018: \$560,000

## Comparable Properties

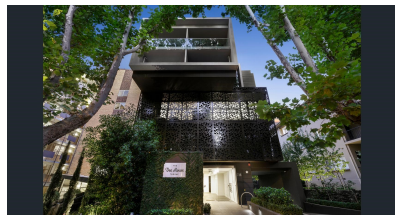


**301/6 Lisson Gr HAWTHORN 3122 (REI/VG)**

Agent Comments

2   
 2   
 1

**Price:** \$1,000,000  
**Method:** Auction Sale  
**Date:** 09/12/2017  
**Rooms:** -  
**Property Type:** Apartment



**202/738 Orrong Rd TOORAK 3142 (REI)**

Agent Comments

2   
 2   
 1

**Price:** \$940,000  
**Method:** Sold Before Auction  
**Date:** 06/04/2018  
**Rooms:** -  
**Property Type:** Apartment



**4/10 Jago St RICHMOND 3121 (VG)**

Agent Comments

2   
 -   
 -

**Price:** \$936,000  
**Method:** Sale  
**Date:** 15/01/2018  
**Rooms:** -  
**Property Type:** Subdivided Unit/Villa/Townhouse  
 - Single OYO Unit