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

502/81-83 Riversdale Road, Hawthorn Vic 3122

Indicative selling price

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Single price \$600,000

Median sale price

Median price	\$635,000	Pro	perty Type Uni	t		Suburb	Hawthorn
Period - From	01/04/2022	to	30/06/2022	So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	24/44 Burwood Rd HAWTHORN 3122	\$610,000	11/05/2022
2	4/421 Tooronga Rd HAWTHORN EAST 3123	\$600,000	06/08/2022
3	506/81-83 Riversdale Rd HAWTHORN 3122	\$600,000	15/06/2022

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:

08/08/2022 12:58







Property Type: Apartment Agent Comments

Indicative Selling Price \$600,000 Median Unit Price June quarter 2022: \$635,000

Comparable Properties

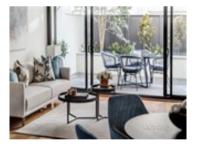


Price: \$610,000

4/421 Tooronga Rd HAWTHORN EAST 3123

24/44 Burwood Rd HAWTHORN 3122 (REI/VG)

Price: \$610,000 Method: Sold Before Auction Date: 11/05/2022 Property Type: Apartment Agent Comments Comparable property



Price: \$600,000 Method: Auction Sale Date: 06/08/2022 Property Type: Unit

(REI)

Agent Comments Comparable property with no view

506/81-83 Riversdale Rd HAWTHORN 3122 (REI)



Price: \$600,000 Method: Private Sale Date: 15/06/2022 Property Type: Apartment Agent Comments

Property in the same development

Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199





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