

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

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

Single price

\$600,000

Median sale price

Median price

\$635,000

Property Type

Unit

Suburb

Hawthorn

Period - From

01/04/2022

to

30/06/2022

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	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



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Property Type: Apartment
Agent Comments

Indicative Selling Price

\$600,000

Median Unit Price

June quarter 2022: \$635,000

Comparable Properties



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

Agent Comments

 2  1  1

Comparable property

Price: \$610,000

Method: Sold Before Auction

Date: 11/05/2022

Property Type: Apartment



4/421 Tooronga Rd HAWTHORN EAST 3123 (REI)

Agent Comments

 2  1  1

Comparable property with no view

Price: \$600,000

Method: Auction Sale

Date: 06/08/2022

Property Type: Unit



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

Agent Comments

 2  2  1

Property in the same development

Price: \$600,000

Method: Private Sale

Date: 15/06/2022

Property Type: Apartment