Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	10/41 Riversdale Road, Hawthorn Vic 3122
Including suburb and	
postcode	

Indicative selling price

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

Range between \$420,000 &	\$450,000
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Median sale price

Median price	\$585,000	Pro	perty Type	Jnit		Suburb	Hawthorn
Period - From	23/07/2023	to	22/07/2024		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

,	and the companion property		Date of care
1	12/8 Brook St HAWTHORN 3122	\$480,000	18/06/2024
2	11/155 Power St HAWTHORN 3122	\$455,500	02/05/2024
3	1/500 Glenferrie Rd HAWTHORN 3122	\$425,000	21/06/2024

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:	23/07/2024 12:20



Date of sale

THE AGENCY

Luke Saville 0437 720 806 lukesaville@theagency.com.au

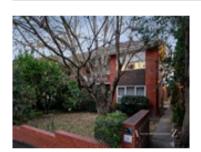
Indicative Selling Price \$420,000 - \$450,000 **Median Unit Price** 23/07/2023 - 22/07/2024: \$585,000





Property Type: Strata Unit/Flat **Agent Comments**

Comparable Properties



12/8 Brook St HAWTHORN 3122 (REI)

Price: \$480,000 Method: Private Sale Date: 18/06/2024

Property Type: Apartment

Agent Comments



11/155 Power St HAWTHORN 3122 (REI/VG)

Price: \$455,500

Method: Sold Before Auction

Date: 02/05/2024

Property Type: Apartment

Agent Comments



1/500 Glenferrie Rd HAWTHORN 3122 (REI)

Price: \$425.000 Method: Private Sale Date: 21/06/2024

Property Type: Apartment

Agent Comments

Account - The Agency Victoria | P: 03 8578 0388



