

# 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

g05/39 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)

Range between

\$700,000

&

\$750,000

### Median sale price

Median price

\$610,000

Property Type

Unit

Suburb

Hawthorn

Period - From

01/04/2021

to

30/06/2021

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	109/6 Lisson Gr HAWTHORN 3122	\$755,000	01/05/2021
2	3/63 Stawell St RICHMOND 3121	\$740,000	08/05/2021
3	504/36 Lynch St HAWTHORN 3122	\$705,000	28/05/2021

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:

04/10/2021 17:18



 2  2  1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$700,000 - \$750,000

**Median Unit Price**

June quarter 2021: \$610,000

## Comparable Properties



**109/6 Lisson Gr HAWTHORN 3122 (REI/VG)**

 2  2  1

**Price:** \$755,000

**Method:** Auction Sale

**Date:** 01/05/2021

**Property Type:** Apartment

Agent Comments

Ground floor apartment in a complex with 80 units Similar floorplan with an extra small study area



**3/63 Stawell St RICHMOND 3121 (REI/VG)**

 2  2  1

**Price:** \$740,000

**Method:** Auction Sale

**Date:** 08/05/2021

**Property Type:** Apartment

Agent Comments

Very comparable ground floor apartment



**504/36 Lynch St HAWTHORN 3122 (REI/VG)**

 2  2  1

**Price:** \$705,000

**Method:** Private Sale

**Date:** 28/05/2021

**Property Type:** Apartment

Agent Comments

Large apartment complex Next to the trainline

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