

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address

Including suburb & postcode

5/181 Riversdale Road, HAWTHORN VIC 3122

Indicative selling price

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

Single price

\$380,000

or range between

X

&

X

Median sale price

Median price

\$610,000

Property type

Apartment

Suburb

HAWTHORN

Period - From

01 April 2021

to

31 March 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	Sale Date	Bed	Bath	Car
1. 9/34 Elphin Grove	\$400,000	17/03/22	1	1	0
2. 4 Glen Street	\$368,999	25/02/22	1	1	0
3. 11/576 Glenferrie Road	\$350,000	19/01/22	1	1	0

This Statement of Information was prepared on:

25/05/2022

Harcourts Melbourne City have provided additional information that the purchaser may find informative.

Additional comparable sales	Price	Sale Date	Bed	Bath	Car
1. 15/8 Hepburn Street	\$400,000	17/03/21	1	1	0
2. 9/575 Glenferrie Road	\$325,000	13/11/21	1	1	0
3. 5/319 Riversdale Rd	\$330,000	12/10/21	1	1	0

Material Fact to Disclose	Current Rent & Lease Expiry	Rental Potential (pw/pcm)
No	N/A	\$325 / \$1412.20

Property Outgoing Information (approximately per annum)			
Council Rates	Water Rates	Owners Corporation	Total Fees
\$1063.22	\$1051.14	\$1814.00	\$3928.36
Size	Year Built	Complex/Block	Facilities
50m2	1960	10 / 10	None
Owners Corporation	Chattels		
ACE Body Corporate Management – 9001 5896	All fixed floor coverings, electric light fittings and window furnishings		
Building	Sale Method	Terms	
	Private Sale	10% Deposit - Settlement 30 Days	

Whilst every care is taken to ensure accuracy of the sizes, plans & information contained herein no guarantees or warranties are given. Clients are required to make their own investigations, carefully check the formal legal documentation & seek independent professional legal advice.