

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

118/81-83 Riversdale Road, Hawthorn Vic 3122

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$400,000

&

\$420,000

Median sale price

Median price \$600,000

House

Unit

X

Suburb Hawthorn

Period - From 01/04/2018

to

30/06/2018

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	310/157 Burwood Rd HAWTHORN 3122	\$432,000	23/06/2018
2	103/6 Lisson Gr HAWTHORN 3122	\$422,500	07/09/2018
3	17/41 Riversdale Rd HAWTHORN 3122	\$418,000	24/05/2018

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.

Anthony Smith

9805 1111

0419 888 980

asmith@woodards.com.au

Indicative Selling Price

\$400,000 - \$420,000

Median Unit Price

June quarter 2018: \$600,000



Rooms:

Property Type: Apartment

Land Size: 2641 sqm approx

Agent Comments

Modern apartment with study area and large private outdoor courtyard.

Comparable Properties



310/157 Burwood Rd HAWTHORN 3122 (REI)



Agent Comments

Modern 3rd level apartment with balcony and study area.

Price: \$432,000

Method: Private Sale

Date: 23/06/2018

Rooms: -

Property Type: Apartment



103/6 Lisson Gr HAWTHORN 3122 (REI/VG)



Agent Comments

Modern ground level apartment with private outdoor area.

Price: \$422,500

Method: Private Sale

Date: 07/09/2018

Rooms: 2

Property Type: Apartment



17/41 Riversdale Rd HAWTHORN 3122 (REI/VG)



Agent Comments

Older block, 1st level apartment with balcony.

Price: \$418,000

Method: Sold Before Auction

Date: 24/05/2018

Rooms: -

Property Type: Apartment