

Anthony Smith 9805 1111 0419 888 980 asmith@woodards.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	y offered	for sale
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Address Including suburb and postcode	118/81-83 Riversdale Road, Hawthorn Vic 3122

Indicative selling price

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

Range between	\$400,000	&	\$420,000

Median sale price

Median price	\$600,000	Hou	Ise	Unit	Х	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.

Ad	dress 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.

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Indicative Selling Price \$400,000 - \$420,000 **Median Unit Price** June guarter 2018: \$600,000

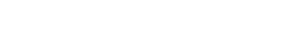




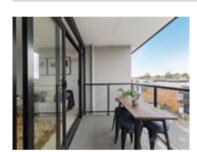
Rooms:

Property Type: Apartment Land Size: 2641 sqm approx

Agent Comments



Comparable Properties



310/157 Burwood Rd HAWTHORN 3122 (REI)



Modern apartment with study area and large private outdoor courtyard.







63 1

Price: \$432.000 Method: Private Sale Date: 23/06/2018

Rooms: -

Property Type: Apartment

Agent Comments

Modern 3rd level apartment with balcony and study area.



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







Price: \$422.500 Method: Private Sale Date: 07/09/2018

Rooms: 2

Property Type: Apartment

Agent Comments

Modern ground level apartment with private outdoor area.









Price: \$418,000

Method: Sold Before Auction

Date: 24/05/2018

Rooms: -

Property Type: Apartment

Agent Comments

Older block, 1st level apartment with balcony.

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