

# 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

7/121 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

\$604,000

Property Type

Unit

Suburb

Hawthorn

Period - From

01/01/2020

to

31/12/2020

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	3/125 Riversdale Rd HAWTHORN 3122	\$800,000	16/10/2020
2	G3/121 Riversdale Rd HAWTHORN 3122	\$770,000	26/11/2020
3	G2/39 Riversdale Rd HAWTHORN 3122	\$745,000	07/11/2020

**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:

24/02/2021 13:53



**Property Type:**

Agent Comments

**Indicative Selling Price**

\$700,000 - \$750,000

**Median Unit Price**

Year ending December 2020: \$604,000

## Comparable Properties



**3/125 Riversdale Rd HAWTHORN 3122 (VG)**

Agent Comments



**Price:** \$800,000

**Method:** Sale

**Date:** 16/10/2020

**Property Type:** Strata Unit/Flat

**G3/121 Riversdale Rd HAWTHORN 3122 (VG)**

Agent Comments



**Price:** \$770,000

**Method:** Sale

**Date:** 26/11/2020

**Property Type:** Strata Unit/Flat

**G2/39 Riversdale Rd HAWTHORN 3122 (VG)**

Agent Comments



**Price:** \$745,000

**Method:** Sale

**Date:** 07/11/2020

**Property Type:** Strata Unit/Flat