

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

12/41 Riversdale Road, Hawthorn Vic 3122

Indicative selling price

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

Range between \$360,000

&

\$390,000

Median sale price

Median price \$581,000

House

Unit

X

Suburb

Hawthorn

Period - From 01/01/2017

to

31/12/2017

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	14/621 Toorak Rd TOORAK 3142	\$377,500	11/10/2017
2	5/4 Glen St HAWTHORN 3122	\$370,000	07/12/2017
3	16/23 Hawthorn Gr HAWTHORN 3122	\$365,000	11/12/2017

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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Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$360,000 - \$390,000
Median Unit Price
Year ending December 2017: \$581,000

Comparable Properties



14/621 Toorak Rd TOORAK 3142 (REI)

Agent Comments

1 1 1

Price: \$377,500
Method: Private Sale
Date: 11/10/2017
Rooms: 3
Property Type: Apartment



5/4 Glen St HAWTHORN 3122 (REI)

Agent Comments

1 1 1

Price: \$370,000
Method: Private Sale
Date: 07/12/2017
Rooms: -
Property Type: Apartment



16/23 Hawthorn Gr HAWTHORN 3122 (REI)

Agent Comments

1 1 1

Price: \$365,000
Method: Private Sale
Date: 11/12/2017
Rooms: 2
Property Type: Apartment