

# 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

1/33 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 \$1,100,000

&

\$1,200,000

### Median sale price

Median price \$587,500

Property Type Unit

Suburb Hawthorn

Period - From 01/02/2021

to

31/01/2022

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	Date of sale
1	105/21 Riversdale Rd HAWTHORN 3122	\$1,180,000	10/11/2021
2	24/1 Muir St HAWTHORN 3122	\$1,130,000	06/11/2021
3	15/37-51 Foley St KEW 3101	\$1,128,000	13/10/2021

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:

01/02/2022 14:45

1/33 Riversdale Road, Hawthorn Vic 3122



Chris Burne

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**Indicative Selling Price**

\$1,100,000 - \$1,200,000

**Median Unit Price**

01/02/2021 - 31/01/2022: \$587,500



3 2 3

**Property Type:** Unit

**Agent Comments**

## Comparable Properties



**105/21 Riversdale Rd HAWTHORN 3122 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$1,180,000

**Method:** Sold Before Auction

**Date:** 10/11/2021

**Property Type:** Unit



**24/1 Muir St HAWTHORN 3122 (REI/VG)**

**Agent Comments**

3 2 1

**Price:** \$1,130,000

**Method:** Auction Sale

**Date:** 06/11/2021

**Property Type:** Unit



**15/37-51 Foley St KEW 3101 (REI)**

**Agent Comments**

3 2 2

**Price:** \$1,128,000

**Method:** Sold Before Auction

**Date:** 13/10/2021

**Property Type:** Unit

**Account** - Burne Property | P: 03 9421 1173 | F: 03 9241 1153



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