

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

5/174-178 Riversdale Road, Hawthorn Vic 3122

Indicative selling price

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

Single price

\$500,000

Median sale price

Median price

\$575,000

Property Type

Unit

Suburb

Hawthorn

Period - From

03/12/2023

to

02/12/2024

Source

Property Data

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	205/347 Camberwell Rd CAMBERWELL 3124	\$500,000	22/11/2024
2	2/36 Auburn Gr HAWTHORN EAST 3123	\$480,000	26/10/2024
3	6/59 Riversdale Rd HAWTHORN 3122	\$485,000	17/10/2024

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:

03/12/2024 13:12



2 1 1

Property Type:
Agent Comments

Indicative Selling Price

\$500,000

Median Unit Price

03/12/2023 - 02/12/2024: \$575,000

Comparable Properties



205/347 Camberwell Rd CAMBERWELL 3124 (REI)

Agent Comments

2 1 1

Price: \$500,000
Method: Private Sale
Date: 22/11/2024
Property Type: Apartment



2/36 Auburn Gr HAWTHORN EAST 3123 (REI)

Agent Comments

1 1 1

Price: \$480,000
Method: Auction Sale
Date: 26/10/2024
Property Type: Unit



6/59 Riversdale Rd HAWTHORN 3122 (REI)

Agent Comments

2 1 1

Price: \$485,000
Method: Private Sale
Date: 17/10/2024
Property Type: Unit