

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

G01/7 Riversdale Road Hawthorn VIC 3122

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$587,500

Property type

Unit

Suburb

Hawthorn

Period-from

01 Feb 2020

to

31 Jan 2021

Source

Corelogic

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 6 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

4/181 Power Street Hawthorn VIC 3122	\$610,000	30-Nov-20
G05/17 Riversdale Road Hawthorn VIC 3122	\$532,000	28-Nov-20
17/59 Riversdale Road Hawthorn VIC 3122	\$528,000	17-Nov-20

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 6 months.~~

This Statement of Information was prepared on: 18 February 2021



4/181 Power Street Hawthorn VIC 3122

Sold Price

^{RS} **\$610,000** Sold Date **30-Nov-20**

2 1 1

Distance **0.06km**



G05/17 Riversdale Road Hawthorn VIC 3122

Sold Price

^{RS} **\$532,000** Sold Date **28-Nov-20**

2 1 1

Distance **0.06km**



17/59 Riversdale Road Hawthorn VIC 3122

Sold Price

\$528,000 Sold Date **17-Nov-20**

2 1 1

Distance **0.46km**

RS = Recent sale

UN = Undisclosed Sale

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