

Statement of Information
**Multiple residential properties located in the
 Melbourne metropolitan area**

Sections 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address
 Including suburb and
 postcode

1-5/335 Riversdale Road, Hawthorn East VIC 3123

Indicative selling price

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

Unit type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
1/335 Riversdale Road, Hawthorn East	\$2,300,000	Or range between		&	
2/335 Riversdale Road, Hawthorn East	\$1,725,000	Or range between		&	
3/335 Riversdale Road, Hawthorn East	\$1,725,000	Or range between		&	
4/335 Riversdale Road, Hawthorn East	\$1,700,000	Or range between		&	
5/335 Riversdale Road, Hawthorn East	\$1,400,000	Or range between		&	

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price	\$612,500	Suburb	Hawthorn East
Period - From	01/07/2017	To	30/06/2018
Source	REIV		

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

E.g. One bedroom units

Address of comparable unit

Price

Date of sale

<p>Unit 1 3 bed, 3 bath, 2 car</p>	<p>The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.</p>
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Unit type or class

E.g. One bedroom units

Address of comparable unit

Price

Date of sale

<p>Unit 2 3 bed, 2 bath, 2 car</p>	<p>The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.</p>
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Unit type or class

E.g. One bedroom units

Address of comparable unit

Price

Date of sale

<p>Unit 3 3 bed, 2 bath, 2 car</p>	<p>The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.</p>
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Unit type or class

E.g. One bedroom units

Address of comparable unit

Price

Date of sale

<p>Unit 4 2 bed, 2 bath, 2 car</p>	<p>The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.</p>
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Unit type or class

E.g. One bedroom units

Address of comparable unit

Price

Date of sale

<p>Unit 5 2 bed, 1 bath, 1 car</p>	<p>1. 305/38 Harold Street, Hawthorn East</p>	<p>\$1,305,000</p>	<p>11/04/2018</p>
	<p>2. 105/33 Wattle Road, Hawthorn</p>	<p>\$1,380,000</p>	<p>26/03/2018</p>
	<p>3. 8/456 Barkers Road, Hawthorn East</p>	<p>\$1,410,000</p>	<p>17/03/2018</p>

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.