

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

136 Riversdale Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between

\$1,950,000

 &

\$2,000,000

Median sale price

Median price

\$1,970,000

 Property Type

House

 Suburb

Hawthorn East

Period - From

01/10/2018

 to

30/09/2019

 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	98 Power St HAWTHORN 3122	\$1,730,000	21/09/2019
2	124 Riversdale Rd HAWTHORN 3122	\$1,720,000	21/09/2019
3			

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:

04/12/2019 15:41



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Property Type: House

Agent Comments

Indicative Selling Price

\$1,950,000 - \$2,000,000

Median House Price

Year ending September 2019: \$1,970,000

Comparable Properties



98 Power St HAWTHORN 3122 (REI)

Agent Comments

 4  1  1

Price: \$1,730,000

Method: Auction Sale

Date: 21/09/2019

Property Type: House (Res)

Land Size: 415 sqm approx



124 Riversdale Rd HAWTHORN 3122 (REI)

Agent Comments

 2  1  2

Price: \$1,720,000

Method: Auction Sale

Date: 21/09/2019

Property Type: House (Res)

Land Size: 497 sqm approx

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.