Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 4/127 Riversdale Road, Hawthorn Vic 3122

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$370,000		&		\$400,000			
Median sale p	rice							
Median price	\$603,500	Pro	operty Type	Unit			Suburb	Hawthorn
Period - From	01/01/2021	to	31/03/2021		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	10/162 Barkers Rd HAWTHORN 3122	\$405,000	21/11/2020
2	4/621 Toorak Rd TOORAK 3142	\$385,000	16/12/2020
3	8/76a Campbell Rd HAWTHORN EAST 3123	\$365,000	05/03/2021

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:

16/04/2021 12:03







Rooms: 3 Property Type: Apartment Agent Comments

Indicative Selling Price \$370,000 - \$400,000 **Median Unit Price** March quarter 2021: \$603,500

Comparable Properties



10/162 Barkers Rd HAWTHORN 3122 (REI/VG) Agent Comments



Price: \$405,000 Method: Private Sale Date: 21/11/2020 Property Type: Apartment



4/621 Toorak Rd TOORAK 3142 (REI/VG)

Agent Comments





Price: \$385,000 Method: Private Sale Date: 16/12/2020 Property Type: Apartment

8/76a Campbell Rd HAWTHORN EAST 3123 (REI)

60) 1

Agent Comments



Price: \$365,000 Method: Private Sale Date: 05/03/2021 Property Type: Apartment

1

Account - Marshall White | P: 03 9822 9999 | F: 03 9824 4897





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.