

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 2/179 Riversdale Road, Hawthorn Vic 3122

Indicative selling price

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

Range between \$470,000 & \$490,000

Median sale price

Median price \$603,500 Property Type Unit Suburb Hawthorn

Period - From 01/10/2019 to 30/09/2020 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	5/714 Burwood Rd HAWTHORN EAST 3123	\$487,000	20/06/2020
2	19/112 Riversdale Rd HAWTHORN 3122	\$483,500	22/10/2020
3	103/416 Auburn Rd HAWTHORN 3122	\$465,000	09/10/2020

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: 12/11/2020 22:06

2/179 Riversdale Road, Hawthorn Vic 3122



Adele Mirabella
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1 1 1

Rooms: 2
Property Type: Apartment
Agent Comments

Indicative Selling Price

\$470,000 - \$490,000

Median Unit Price

Year ending September 2020: \$603,500

Comparable Properties



5/714 Burwood Rd HAWTHORN EAST 3123 (VG)

Agent Comments

1 - -

Price: \$487,000
Method: Sale
Date: 20/06/2020
Property Type: Strata Unit/Flat



19/112 Riversdale Rd HAWTHORN 3122 (REI)

Agent Comments

1 1 -

Price: \$483,500
Method: Private Sale
Date: 22/10/2020
Property Type: Apartment



103/416 Auburn Rd HAWTHORN 3122 (REI)

Agent Comments

1 1 1

Price: \$465,000
Method: Private Sale
Date: 09/10/2020
Property Type: Apartment

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



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.