

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

10/47 Riversdale Road, Hawthorn Vic 3122

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$1,494,000 Property Type Townhouse Suburb Hawthorn

Period - From 21/06/2021 to 20/06/2022 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	1d Robinson Rd HAWTHORN 3122	\$1,200,000	18/06/2022
2	3/8 Wallen Rd HAWTHORN 3122	\$1,150,000	11/06/2022
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:

21/06/2022 15:32



 3  2  2

Property Type: Dual level apartment/townhouse

Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median Townhouse Price
21/06/2021 - 20/06/2022: \$1,494,000

Comparable Properties



1d Robinson Rd HAWTHORN 3122 (REI)

 3  2  2

Price: \$1,200,000

Method: Auction Sale

Date: 18/06/2022

Property Type: Townhouse (Single)

Agent Comments

3 bedrooms dual level townhouse not on main road



3/8 Wallen Rd HAWTHORN 3122 (REI)

 3  2  2

Price: \$1,150,000

Method: Auction Sale

Date: 11/06/2022

Property Type: Apartment

Agent Comments

Single level ground residence in modern complex

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.

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