

# 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 303/81-83 Riversdale Road, Hawthorn Vic 3122

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$600,000 & \$660,000

### Median sale price

Median price \$595,000 Property Type Unit Suburb Hawthorn

Period - From 01/04/2021 to 31/03/2022 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	15/22 Wattle Rd HAWTHORN 3122	\$670,000	19/03/2022
2	313/862 Glenferrie Rd HAWTHORN 3122	\$660,000	06/03/2022
3	24/44 Burwood Rd HAWTHORN 3122	\$610,000	11/05/2022

**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: 16/06/2022 11:52



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**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**  
\$600,000 - \$660,000  
**Median Unit Price**  
Year ending March 2022: \$595,000

## Comparable Properties



15/22 Wattle Rd HAWTHORN 3122 (REI/VG)

Agent Comments

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**Price:** \$670,000  
**Method:** Auction Sale  
**Date:** 19/03/2022  
**Property Type:** Unit



313/862 Glenferrie Rd HAWTHORN 3122 (REI/VG)

Agent Comments

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**Price:** \$660,000  
**Method:** Private Sale  
**Date:** 06/03/2022  
**Property Type:** Apartment



24/44 Burwood Rd HAWTHORN 3122 (REI)

Agent Comments

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**Price:** \$610,000  
**Method:** Sold Before Auction  
**Date:** 11/05/2022  
**Property Type:** Apartment