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	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$600,000		&		\$660,000			
Median sale p	rice							
Median price	\$595,000	Pro	operty Type	Unit			Suburb	Hawthorn
Period - From	01/04/2021	to	31/03/2022		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.

Add	lress 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









Property Type: Apartment Agent Comments

Chris Daly 03 9810 5037 0432 056 911 chrisdaly@jelliscraig.com.au

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)



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

Property Type: Unit

Agent Comments

Agent Comments



313/862 Glenferrie Rd HAWTHORN 3122 (REI/VG) 2 2 2 2

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



24/44 Burwood Rd HAWTHORN 3122 (REI)



Agent Comments

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

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





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