# Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered t	for sale
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Address	2/114 Riversdale Road, Hawthorn Vic 3122
Including suburb and	
postcode	

### Indicative selling price

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

Range between	\$370,000	&	\$400,000
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### Median sale price

Median price	\$595,000	Pro	perty 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

Add	dress of comparable property	Price	Date of sale
1	2/41 Riversdale Rd HAWTHORN 3122	\$420,000	18/02/2022
2	9/71 Auburn Rd HAWTHORN 3122	\$380,000	06/04/2022
3	3/140 Riversdale Rd HAWTHORN 3122	\$380,000	12/03/2022

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	28/04/2022 13:52









Rooms: 2

Property Type: Apartment **Agent Comments** 

**Indicative Selling Price** \$370,000 - \$400,000 **Median Unit Price** Year ending March 2022: \$595,000

# Comparable Properties



2/41 Riversdale Rd HAWTHORN 3122 (REI/VG) Agent Comments

Price: \$420,000 Method: Private Sale Date: 18/02/2022

Property Type: Apartment



9/71 Auburn Rd HAWTHORN 3122 (REI)

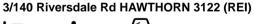




Price: \$380,000 Method: Private Sale Date: 06/04/2022

Property Type: Apartment

Agent Comments





Price: \$380.000 Method: Private Sale Date: 12/03/2022

Property Type: Apartment

Agent Comments

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





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