

# 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 9/180 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)

Single price \$550,000

### Median sale price

Median price \$593,000

Property Type Unit

Suburb Hawthorn

Period - From 01/01/2022

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	5/146 Riversdale Rd HAWTHORN 3122	\$665,000	18/06/2022
2	21/114-116 Riversdale Rd HAWTHORN 3122	\$620,000	02/04/2022
3	14/492 Glenferrie Rd HAWTHORN 3122	\$610,000	14/05/2022

**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:

22/06/2022 09:39



2   1   1

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$550,000  
**Median Unit Price**  
March quarter 2022: \$593,000

## Comparable Properties



**5/146 Riversdale Rd HAWTHORN 3122 (REI)**   **Agent Comments**

2   1   1

**Price:** \$665,000  
**Method:** Auction Sale  
**Date:** 18/06/2022  
**Property Type:** Unit



**21/114-116 Riversdale Rd HAWTHORN 3122 (REI)**   **Agent Comments**

2   1   1

**Price:** \$620,000  
**Method:** Private Sale  
**Date:** 02/04/2022  
**Property Type:** Apartment



**14/492 Glenferrie Rd HAWTHORN 3122 (REI)**   **Agent Comments**

2   1   1

**Price:** \$610,000  
**Method:** Auction Sale  
**Date:** 14/05/2022  
**Property Type:** Apartment

**Account - Nelson Alexander** | P: 03 98548888 | F: 03 94177408