

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

1/18 Riversdale Road, Hawthorn Vic 3122

Indicative selling price

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

Range between \$750,000 & \$800,000

Median sale price

Median price \$602,000 Property Type Unit Suburb Hawthorn

Period - From 11/05/2021 to 10/05/2022 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	12/48 Oxley Rd HAWTHORN 3122	\$808,000	26/02/2022
2	4/5 Denham St HAWTHORN 3122	\$800,000	26/03/2022
3	3/6 Finchley Ct HAWTHORN 3122	\$770,000	21/03/2022

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:

11/05/2022 10:34



Property Type: Apartment
Land Size: 110 sqm approx
Agent Comments

Indicative Selling Price
\$750,000 - \$800,000
Median Unit Price
11/05/2021 - 10/05/2022: \$602,000

Comparable Properties



12/48 Oxley Rd HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$808,000
Method: Private Sale
Date: 26/02/2022
Property Type: Apartment



4/5 Denham St HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$800,000
Method: Auction Sale
Date: 26/03/2022
Property Type: Unit



3/6 Finchley Ct HAWTHORN 3122 (REI)

Agent Comments



Price: \$770,000
Method: Private Sale
Date: 21/03/2022
Property Type: Apartment