

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

307/81 Riversdale Road, Hawthorn Vic 3122

Indicative selling price

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

Range between \$400,000 & \$440,000

Median sale price

Median price

\$604,000

Property Type

Unit

Suburb

Hawthorn

Period - From

01/01/2020

to

31/12/2020

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	601/2 Tweed St HAWTHORN 3122	\$418,500	17/10/2020
2	303/157-163 Burwood Rd HAWTHORN 3122	\$415,000	16/11/2020
3	206/1 Porter St HAWTHORN EAST 3123	\$380,000	31/12/2020

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:

21/01/2021 13:42



Property Type: Apartment

Agent Comments

Indicative Selling Price

\$400,000 - \$440,000

Median Unit Price

Year ending December 2020: \$604,000

Comparable Properties



601/2 Tweed St HAWTHORN 3122 (VG)

Agent Comments



Price: \$418,500

Method: Sale

Date: 17/10/2020

Property Type: Strata Unit/Flat



303/157-163 Burwood Rd HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$415,000

Method: Private Sale

Date: 16/11/2020

Property Type: Apartment



206/1 Porter St HAWTHORN EAST 3123 (REI)

Agent Comments



Price: \$380,000

Method: Private Sale

Date: 31/12/2020

Property Type: Apartment

Land Size: 50 sqm approx