

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 18/114-116 Riversdale Road, Hawthorn Vic 3122

Indicative selling price

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

Range between \$535,000 & \$585,000

Median sale price

Median price \$571,000 House Unit X Suburb Hawthorn

Period - From 01/01/2018 to 31/12/2018 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	11/36 Elphin Gr HAWTHORN 3122	\$567,000	01/12/2018
2	16/799 Burwood Rd HAWTHORN EAST 3123	\$550,000	25/10/2018
3	5/177 Power St HAWTHORN 3122	\$540,500	30/10/2018

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.



2 1 1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$535,000 - \$585,000
Median Unit Price
Year ending December 2018: \$571,000

Comparable Properties



11/36 Elphin Gr HAWTHORN 3122 (REI)

Agent Comments

2 1 1

Price: \$567,000
Method: Private Sale
Date: 01/12/2018
Rooms: -
Property Type: Apartment



16/799 Burwood Rd HAWTHORN EAST 3123 (REI)

Agent Comments

2 1 1

Price: \$550,000
Method: Sold Before Auction
Date: 25/10/2018
Rooms: -
Property Type: Apartment



5/177 Power St HAWTHORN 3122 (REI)

Agent Comments

2 1 1

Price: \$540,500
Method: Private Sale
Date: 30/10/2018
Rooms: 3
Property Type: Apartment