

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 1/107 Riversdale Road, Hawthorn Vic 3122

Indicative selling price

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

Range between \$420,000 & \$462,000

Median sale price

Median price \$611,000 House Unit X Suburb Hawthorn

Period - From 01/10/2017 to 31/12/2017 Source REIV

Comparable property sales (*Delete A or B below as applicable)

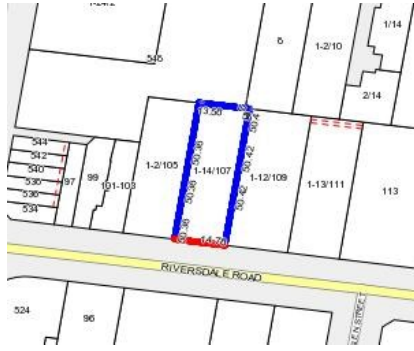
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	9/111 Riversdale Rd HAWTHORN 3122	\$450,000	14/10/2017
2	7/179 Riversdale Rd HAWTHORN 3122	\$443,000	18/12/2017
3	12/41 Riversdale Rd HAWTHORN 3122	\$420,500	24/02/2018

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.

1/107 Riversdale Road, Hawthorn Vic 3122



Rooms:
Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$420,000 - \$462,000
Median Unit Price
December quarter 2017: \$611,000

Comparable Properties



9/111 Riversdale Rd HAWTHORN 3122 (REI) [Agent Comments](#)



Price: \$450,000
Method: Auction Sale
Date: 14/10/2017
Rooms: 3
Property Type: Apartment



7/179 Riversdale Rd HAWTHORN 3122 (REI) [Agent Comments](#)



Price: \$443,000
Method: Private Sale
Date: 18/12/2017
Rooms: 3
Property Type: Apartment



12/41 Riversdale Rd HAWTHORN 3122 (REI) [Agent Comments](#)



Price: \$420,500
Method: Auction Sale
Date: 24/02/2018
Rooms: -
Property Type: Apartment