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

g12/17 Riversdale Road, Hawthorn Vic 3122

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	ו \$730,000		&		\$780,000			
Median sale price								
Median price	\$590,000	Pro	operty Type	Unit			Suburb	Hawthorn
Period - From	01/07/2024	to	30/09/2024		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	15/508 Glenferrie Rd HAWTHORN 3122	\$730,000	31/08/2024
2	203/1 Cook St HAWTHORN 3122	\$735,000	25/07/2024
3	2/168 Power St HAWTHORN 3122	\$761,000	01/06/2024

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:

13/11/2024 12:35









Property Type: Apartment Agent Comments Indicative Selling Price \$730,000 - \$780,000 Median Unit Price September quarter 2024: \$590,000

Comparable Properties

15/508 Glenferrie Rd HAWTHORN 3122 (REI/VG) 2 1 1 1 Price: \$730,000 Method: Auction Sale Date: 31/08/2024 Property Type: Apartment	Agent Comments
203/1 Cook St HAWTHORN 3122 (REI/VG) 2 2 2 1 Price: \$735,000 Method: Private Sale Date: 25/07/2024 Property Type: Apartment	Agent Comments
2/168 Power St HAWTHORN 3122 (REI/VG) 2 1 3 Price: \$761,000 Method: Auction Sale Date: 01/06/2024 Property Type: Unit	Agent Comments

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