

#### 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	11/107 Riversdale Road, Hawthorn Vic 3122
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$500,000	&	\$550,000

### Median sale price

Median price	\$611,000	Hou	se	Unit	х	Suburb	Hawthorn
Period - From	01/10/2017	to	31/12/2017		Source	REIV	

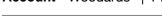
#### Comparable property sales (\*Delete A or B below as applicable)

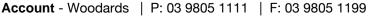
Α\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

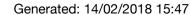
#### Address of comparable property **Price** Date of sale 1 5/561 Glenferrie Rd HAWTHORN 3122 \$520,000 06/10/2017 2 4/179 Riversdale Rd HAWTHORN 3122 \$511,000 10/02/2018 3 192e Riversdale Rd HAWTHORN 3122 \$510,000 14/10/2017

#### 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.

















Rooms:

Property Type: Apartment **Agent Comments** 

**Indicative Selling Price** \$500,000 - \$550,000 **Median Unit Price** December quarter 2017: \$611,000

# Comparable Properties



5/561 Glenferrie Rd HAWTHORN 3122 (VG)

**Agent Comments** 

Comparable ground floor apartment

Price: \$520.000 Method: Sale Date: 06/10/2017 Rooms: -

Property Type: Strata Unit/Flat



4/179 Riversdale Rd HAWTHORN 3122 (REI)

**Agent Comments** 

Comparable ground floor apartment

Price: \$511.000 Method: Auction Sale Date: 10/02/2018

Rooms: -

Property Type: Apartment



192e Riversdale Rd HAWTHORN 3122 (REI/VG) Agent Comments

Price: \$510,000 Method: Auction Sale Date: 14/10/2017 Rooms: 3

Property Type: Apartment

Older style apartment

Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199





Generated: 14/02/2018 15:47