Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 215/81 Riversdale Road, Hawthorn Vic 3122

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$440,000		&		\$460,000			
Median sale p	rice							
Median price	\$590,000	Pro	operty Type	Unit			Suburb	Hawthorn
Period - From	01/01/2024	to	31/03/2024		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.

Ade	dress of comparable property	Price	Date of sale
1	112/8 Luton La HAWTHORN 3122	\$460,000	22/02/2024
2	11/155 Power St HAWTHORN 3122	\$455,500	02/05/2024
3	1/111 Riversdale Rd HAWTHORN 3122	\$450,000	03/05/2024

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:

04/06/2024 16:24









Property Type: Strata Unit/Flat Agent Comments

James Fitzpatrick 03 9810 5000 0439 467 040 jamesfitzpatrick@jelliscraig.com.au

> Indicative Selling Price \$440,000 - \$460,000 Median Unit Price March quarter 2024: \$590,000

Comparable Properties



112/8 Luton La HAWTHORN 3122 (REI/VG)

11/155 Power St HAWTHORN 3122 (REI)



Price: \$460,000 Method: Private Sale Date: 22/02/2024 Property Type: Apartment

Agent Comments

Agent Comments



Price: \$455,500 Method: Sold Before Auction Date: 02/05/2024 Property Type: Apartment

1

1/111 Riversdale Rd HAWTHORN 3122 (REI)



Agent Comments



Price: \$450,000 Method: Private Sale Date: 03/05/2024 Property Type: Apartment Land Size: 50 sqm approx

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



propertydata

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