

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

215/81 Riversdale Road, Hawthorn Vic 3122

Indicative selling price

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

Range between \$440,000 & \$460,000

Median sale price

Median price \$590,000 Property Type Unit Suburb Hawthorn

Period - From 01/01/2024 to 31/03/2024 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	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

Comparable Properties



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

Agent Comments



Price: \$460,000

Method: Private Sale

Date: 22/02/2024

Property Type: Apartment



11/155 Power St HAWTHORN 3122 (REI)

Agent Comments



Price: \$455,500

Method: Sold Before Auction

Date: 02/05/2024

Property Type: Apartment



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