

# 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 42/65-69 Riversdale Road, Hawthorn Vic 3122

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$660,000 & \$720,000

### Median sale price

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

Period - From 27/02/2023 to 26/02/2024 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	188f Riversdale Rd HAWTHORN 3122	\$720,000	26/01/2024
2	9/24 Muir St HAWTHORN 3122	\$710,000	21/11/2023
3	7/570 Glenferrie Rd HAWTHORN 3122	\$660,000	17/11/2023

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: 27/02/2024 10:28



**Rooms:** 4  
**Property Type:** Apartment  
 Agent Comments

**Indicative Selling Price**  
 \$660,000 - \$720,000  
**Median Unit Price**  
 27/02/2023 - 26/02/2024: \$590,000

## Comparable Properties



**188f Riversdale Rd HAWTHORN 3122 (REI)** Agent Comments



**Price:** \$720,000  
**Method:** Private Sale  
**Date:** 26/01/2024  
**Property Type:** Apartment



**9/24 Muir St HAWTHORN 3122 (REI/VG)** Agent Comments



**Price:** \$710,000  
**Method:** Private Sale  
**Date:** 21/11/2023  
**Property Type:** Unit



**7/570 Glenferrie Rd HAWTHORN 3122 (REI/VG)** Agent Comments



**Price:** \$660,000  
**Method:** Private Sale  
**Date:** 17/11/2023  
**Property Type:** Apartment

**Account - Belle Property Balwyn** | P: 03 9830 7000 | F: 03 9830 7017