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 7/114-116 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	\$360,000		&		\$390,000			
Median sale pi	rice							
Median price	\$568,000	Pro	operty Type	Unit			Suburb	Hawthorn
Period - From	01/01/2023	to	31/12/2023		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	4/61 Auburn Rd HAWTHORN 3122	\$390,000	10/01/2024
2	11/162 Barkers Rd HAWTHORN 3122	\$385,000	19/01/2024
3	7/311 Auburn Rd HAWTHORN 3122	\$364,000	28/02/2024

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:

20/03/2024 14:37





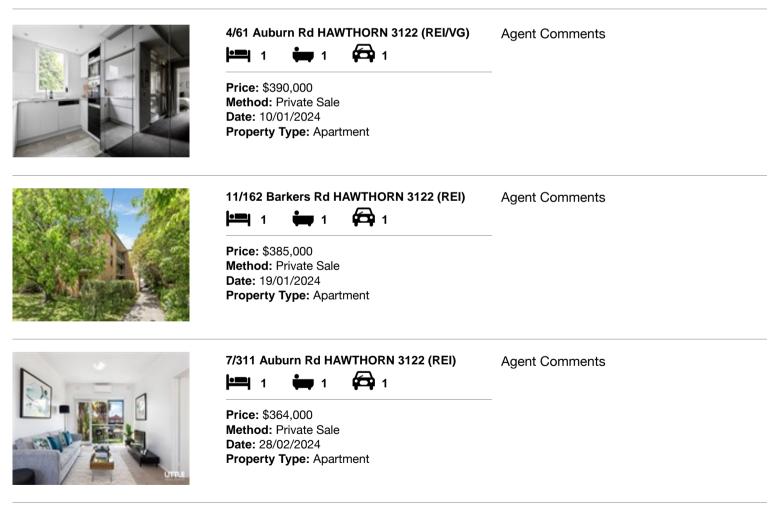




Rooms: 3 Property Type: Apartment Agent Comments Mackenzie Field 9810 5000 0487 336 490 MackenzieField@jelliscraig.com.au

Indicative Selling Price \$360,000 - \$390,000 Median Unit Price Year ending December 2023: \$568,000

Comparable Properties



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





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