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

9/26 Riversdale Road, Hawthorn Vic 3122

Indicative selling price

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Single price \$350,000

Median sale price

Median price	\$568,000	Pro	operty Type Unit	t	Sub	burb	Hawthorn
Period - From	01/01/2023	to	31/12/2023	Sou	Irce REI	V	

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.

Add	dress of comparable property	Price	Date of sale
1	1/162 Barkers Rd HAWTHORN 3122	\$371,000	16/02/2024
2	31/168 Power St HAWTHORN 3122	\$370,000	16/12/2023
3	4/124b Barkers Rd HAWTHORN 3122	\$335,000	08/02/2024

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:

09/04/2024 11:45





Khom Falla 0497 282 260





Rooms: 2 Property Type: Apartment Agent Comments Indicative Selling Price \$350,000 Median Unit Price Year ending December 2023: \$568,000

Comparable Properties



1/162 Barkers Rd HAWTHORN 3122 (REI)



Price: \$371,000 Method: Private Sale Date: 16/02/2024 Property Type: Apartment Agent Comments



31/168 Power St HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$370,000 Method: Private Sale Date: 16/12/2023 Property Type: Apartment



4/124b Barkers Rd HAWTHORN 3122 (REI/VG) Agent Comments



Price: \$335,000 Method: Private Sale Date: 08/02/2024 Property Type: Apartment

Account - Jellis Craig | P: 98305966

propertydata



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