

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

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

Single price

\$350,000

Median sale price

Median price

\$568,000

Property Type

Unit

Suburb

Hawthorn

Period - From

01/01/2023

to

31/12/2023

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	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



1 1 1

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)

Agent Comments

1 1 1

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



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

Agent Comments

1 1 1

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



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

Agent Comments

1 1 1

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