

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 3/305 Riversdale Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$370,000 & \$390,000

Median sale price

Median price \$605,000 Property Type Unit Suburb Hawthorn East

Period - From 01/07/2020 to 30/09/2020 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	242/347 Camberwell Rd CAMBERWELL 3124	\$400,000	21/08/2020
2	307/151-155 Burwood Rd HAWTHORN 3122	\$400,000	26/06/2020
3	106/31 Queens Av HAWTHORN 3122	\$380,000	01/08/2020

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: 23/11/2020 09:30



Property Type: House
Land Size: 661.955 sqm approx
Agent Comments

Indicative Selling Price
\$370,000 - \$390,000
Median Unit Price
September quarter 2020: \$605,000

Comparable Properties



242/347 Camberwell Rd CAMBERWELL 3124 Agent Comments
(REI/VG)



Price: \$400,000
Method: Private Sale
Date: 21/08/2020
Rooms: 3
Property Type: Apartment



307/151-155 Burwood Rd HAWTHORN 3122 Agent Comments
(REI/VG)



Price: \$400,000
Method: Private Sale
Date: 26/06/2020
Property Type: Apartment



106/31 Queens Av HAWTHORN 3122 (REI/VG) Agent Comments



Price: \$380,000
Method: Private Sale
Date: 01/08/2020
Property Type: Apartment