

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

G06/17 Riversdale Road Hawthorn VIC 3122

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$475,000

&

\$522,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$597,499

Property type

Unit

Suburb

Hawthorn

Period-from

01 Mar 2020

to

28 Feb 2021

Source

Corelogic

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 6 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

106/6 Lisson Grove Hawthorn VIC 3122	\$525,000	27-Mar-21
7/174 Power Street Hawthorn VIC 3122	\$492,000	10-Dec-20
5/27 Hill Street Hawthorn VIC 3122	\$530,000	27-Oct-20

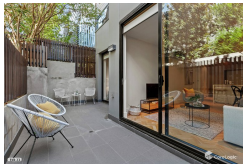
OR

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 6 months.~~

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106/6 Lisson Grove Hawthorn VIC 3122

1 1 1

Sold Price ^{RS} **\$525,000** ^{UN} Sold Date **27-Mar-21**

Distance **0.08km**



7/174 Power Street Hawthorn VIC 3122

1 1 1

Sold Price **\$492,000** Sold Date **10-Dec-20**

Distance **0.28km**



5/27 Hill Street Hawthorn VIC 3122

1 1 1

Sold Price **\$530,000** Sold Date **27-Oct-20**

Distance **1.2km**

RS = Recent sale **UN** = Undisclosed Sale

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