

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

105/143-147 Riversdale Road, Hawthorn Vic 3122

Indicative selling price

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

Range between \$550,000

&

\$600,000

Median sale price

Median price \$667,000

House

Unit

X

Suburb

Hawthorn

Period - From 01/04/2017

to

30/06/2017

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	504/2 Golding St HAWTHORN 3122	\$600,000	19/07/2017
2	202/7 Riversdale Rd HAWTHORN 3122	\$599,000	09/08/2017
3	60/44 Burwood Rd HAWTHORN 3122	\$581,000	26/08/2017

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.



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Rooms:**Property Type:** Strata Unit/Flat

Agent Comments

Positioned at the rear via Violet Grove, this first-floor apartment's superb space and style is complemented by a sun filled northern focus and easy convenience to city trams, Glenferrie Road, Camberwell Junction and Swinburne University. In a low rise contemporary block, inviting open plan living zones and a smart stone kitchen step out to an oversized terrace amid blue sky views. Features intercom entry, lift, secure basement car space.

Comparable Properties

**504/2 Golding St HAWTHORN 3122 (REI)**

Agent Comments

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Price: \$600,000**Method:** Auction Sale**Date:** 19/07/2017**Rooms:** 4**Property Type:** Apartment**202/7 Riversdale Rd HAWTHORN 3122 (REI)**

Agent Comments

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 1

Price: \$599,000**Method:** Private Sale**Date:** 09/08/2017**Rooms:** 4**Property Type:** Apartment**60/44 Burwood Rd HAWTHORN 3122 (REI)**

Agent Comments

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 1

Price: \$581,000**Method:** Auction Sale**Date:** 26/08/2017**Rooms:** 3**Property Type:** Apartment