

### 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

s 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	Hou	ISE	Unit	>	<		Suburb	Hawthorn
Period - From	01/04/2017	to	30/06/2017		S	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.

Ad	dress 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.

#### Account - Noel Jones | P: 03 9809 2000 | F: 03 9889 2537

propertydata

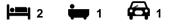
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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



William Van den Dungen 9809 2000 0438 130 188 william.vandendungen@noeljones.com.au





Rooms: Property Type: Strata Unit/Flat Agent Comments Indicative Selling Price \$550,000 - \$600,000 Median Unit Price June quarter 2017: \$667,000

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)

Price: \$600,000 Method: Auction Sale Date: 19/07/2017 Rooms: 4 Property Type: Apartment



202/7 Riversdale Rd HAWTHORN 3122 (REI) Agent Comments



Price: \$599,000 Method: Private Sale Date: 09/08/2017 Rooms: 4 Property Type: Apartment



60/44 Burwood Rd HAWTHORN 3122 (REI)

**1** 2 **1 1** 

N 3122 (REI) Agent Comments

Agent Comments

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

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