

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

207/143-147 Riversdale Road, Hawthorn Vic 3122

Indicative selling price

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

Single price \$585,000

Median sale price

Median price \$560,000

House

Unit

X

Suburb

Hawthorn

Period - From 01/10/2016

to

30/09/2017

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	4/474 Glenferrie Rd HAWTHORN 3122	\$587,250	28/09/2017
2	330/347 Camberwell Rd CAMBERWELL 3124	\$580,000	22/09/2017
3	5/474 Glenferrie Rd HAWTHORN 3122	\$580,000	21/07/2017

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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 2
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Rooms:**Property Type:** Apartment

Agent Comments

Sleek contemporary style and classic convenience form a fabulous partnership in this first floor two bedroom apartment, one of a fortunate few in boutique "Hawthorn", entered via Violet Grove. Crisp clean lines, a neutral colour palette and fashionable timber floors accentuate the abundant natural light that's provided by floor to ceiling windows and sliding glass doors that open the entire apartment to a beautifully broad alfresco terrace.

Comparable Properties

**4/474 Glenferrie Rd HAWTHORN 3122 (REI)**

Agent Comments

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Price: \$587,250**Method:** Private Sale**Date:** 28/09/2017**Rooms:** -**Property Type:** Unit**330/347 Camberwell Rd CAMBERWELL 3124 (REI/VG)**

Agent Comments

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 2
 1

Price: \$580,000**Method:** Private Sale**Date:** 22/09/2017**Rooms:** 5**Property Type:** Apartment**5/474 Glenferrie Rd HAWTHORN 3122 (REI/VG)** Agent Comments

2
 1
 1

Price: \$580,000**Method:** Private Sale**Date:** 21/07/2017**Rooms:** -**Property Type:** Apartment