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	212/81 Riversdale Road, Hawthorn Vic 3122

Indicative selling price

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

Range between $330,000 & $360,000

Median sale price

Median price $580,000 Property Type Unit Suburb Hawthorn

Period - From 15/10/2023 to 14/10/2024 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	6/162 Barkers Rd HAWTHORN 3122	$363,000	10/09/2024
2	303/32 Lilydale Gr HAWTHORN EAST 3123	$325,000	19/08/2024
3	705/32 Lilydale Gr HAWTHORN EAST 3123	$352,000	12/07/2024

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: 15/10/2024 14:26

212/81 Riversdale Road, Hawthorn Vic 3122



1 1 1

Rooms: 3
Property Type: Apartment

Agent Comments

Indicative Selling Price
$330,000 - $360,000
Median Unit Price
15/10/2023 - 14/10/2024: $580,000

Comparable Properties



6/162 Barkers Rd HAWTHORN 3122 (REI)

1 1 1

Price: $363,000
Method: Private Sale
Date: 10/09/2024
Property Type: Apartment

Agent Comments



303/32 Lilydale Gr HAWTHORN EAST 3123 (REI/VG)

1 1 1

Price: $325,000
Method: Private Sale
Date: 19/08/2024
Property Type: Apartment

Agent Comments



705/32 Lilydale Gr HAWTHORN EAST 3123 (REI/VG)

1 1 1

Price: $352,000
Method: Private Sale
Date: 12/07/2024
Property Type: Apartment

Agent Comments

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017

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