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	7/179 Riversdale Road, Hawthorn Vic 3122

Indicative selling price

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

Range between $390,000 & $429,000

Median sale price

Median price $607,500 Property Type Unit Suburb Hawthorn

Period - From 01/10/2021 to 30/09/2022 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	3/158 Victoria Rd HAWTHORN EAST 3123	$400,000	23/11/2022
2	206/96 Camberwell Rd HAWTHORN EAST 3123	$415,000	03/10/2022
3	108/96 Camberwell Rd HAWTHORN EAST 3123	$425,000	03/08/2022

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: 06/12/2022 09:39

7/179 Riversdale Road, Hawthorn Vic 3122



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$390,000 - $429,000
Median Unit Price
Year ending September 2022: $607,500

Comparable Properties



3/158 Victoria Rd HAWTHORN EAST 3123 (REI)

1 1 1

Price: $400,000
Method: Sold Before Auction
Date: 23/11/2022
Property Type: Apartment

Agent Comments



206/96 Camberwell Rd HAWTHORN EAST 3123 (REI)

1 1 1

Price: $415,000
Method: Private Sale
Date: 03/10/2022
Property Type: Apartment

Agent Comments



108/96 Camberwell Rd HAWTHORN EAST 3123 (REI/VG)

1 1 1

Price: $425,000
Method: Private Sale
Date: 03/08/2022
Property Type: Apartment

Agent Comments

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

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