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	190C Riversdale Road, Hawthorn Vic 3122

Indicative selling price

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

Range between $700,000 & $770,000

Median sale price

Median price $602,500 Property Type Unit Suburb Hawthorn

Period - From 01/10/2021 to 31/12/2021 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	24/65 Riversdale Rd HAWTHORN 3122	$815,000	04/12/2021
2	17/9 Lisson Gr HAWTHORN 3122	$756,000	08/10/2021
3	8/36 Lisson Gr HAWTHORN 3122	$735,000	24/12/2021

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: 24/02/2022 09:47

190C Riversdale Road, Hawthorn Vic 3122

Chris Daly
03 9810 5037
0432 056 911
chrisdaly@jelliscraig.com.au



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Property Type: Apartment

Agent Comments

Indicative Selling Price
$700,000 - $770,000
Median Unit Price
December quarter 2021: $602,500

Comparable Properties



24/65 Riversdale Rd HAWTHORN 3122 (VG)

2 - -

Price: $815,000
Method: Sale
Date: 04/12/2021
Property Type: Strata Unit/Flat

Agent Comments



17/9 Lisson Gr HAWTHORN 3122 (REI/VG)

2 1 1

Price: $756,000
Method: Auction Sale
Date: 08/10/2021
Property Type: Apartment

Agent Comments



8/36 Lisson Gr HAWTHORN 3122 (VG)

2 - -

Price: $735,000
Method: Sale
Date: 24/12/2021
Property Type: Strata Unit/Flat

Agent Comments

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