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	2/239 Riversdale Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between $740,000 & $790,000

Median sale price

Median price $665,000 Property Type Unit Suburb Hawthorn East

Period - From 19/01/2021 to 18/01/2022 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	5/428 Tooronga Rd HAWTHORN EAST 3123	$817,500	31/12/2021
2	24/65-69 Riversdale Rd HAWTHORN 3122	$815,000	04/12/2021
3	G13/402 Riversdale Rd HAWTHORN EAST 3123	$800,000	15/12/2021

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: 19/01/2022 10:36

RT Edgar



2 1 2

Rooms: 4
Property Type: Apartment

Agent Comments

Indicative Selling Price
$740,000 - $790,000
Median Unit Price
19/01/2021 - 18/01/2022: $665,000

Comparable Properties



5/428 Tooronga Rd HAWTHORN EAST 3123 (REI)

2 1 1

Price: $817,500
Method: Private Sale
Date: 31/12/2021
Property Type: Unit

Agent Comments



24/65-69 Riversdale Rd HAWTHORN 3122 (REI)

2 1 2

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

Agent Comments



G13/402 Riversdale Rd HAWTHORN EAST 3123 (REI)

2 2 1

Price: $800,000
Method: Private Sale
Date: 15/12/2021
Property Type: Apartment

Agent Comments

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088

REIV THE DIFFERENCE | propertydata.com.au

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