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	1/46 Riversdale Road, Hawthorn Vic 3122

Indicative selling price

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

Range between $1,400,000 & $1,540,000

Median sale price

Median price $1,370,000 Property Type Townhouse Suburb Hawthorn

Period - From 27/04/2022 to 26/04/2023 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	3/41 Robinson Rd HAWTHORN 3122	$1,480,000	25/02/2023
2	3/20 Findon St HAWTHORN 3122	$1,410,000	26/11/2022
3	2/2 Kooyongkoot Rd HAWTHORN 3122	$1,400,000	18/03/2023

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: 27/04/2023 12:12

1/46 Riversdale Road, Hawthorn Vic 3122

shelter. Real Estate
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3 2 2

Rooms: 5
Property Type: Townhouse
Land Size: 202 approx sqm approx

Indicative Selling Price
$1,400,000 - $1,540,000
Median Townhouse Price
27/04/2022 - 26/04/2023: $1,370,000

Agent Comments

Nestled behind a tall fence with established gardens, this two-storey modern home has everything a family or investor are looking for with its inner city lifestyle with elusive suburban grace.

Comparable Properties



3/41 Robinson Rd HAWTHORN 3122 (REI)

3 2 2

Price: $1,480,000
Method: Sold Before Auction
Date: 25/02/2023
Property Type: Townhouse (Res)

Agent Comments



3/20 Findon St HAWTHORN 3122 (REI/VG)

3 2 2

Price: $1,410,000
Method: Auction Sale
Date: 26/11/2022
Property Type: Townhouse (Res)

Agent Comments



2/2 Kooyongkoot Rd HAWTHORN 3122 (REI)

3 2 2

Price: $1,400,000
Method: Auction Sale
Date: 18/03/2023
Property Type: Unit

Agent Comments

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