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<br>Including suburb and postcode | 4/181 Riversdale Road, Hawthorn Vic 3122 |

## Indicative selling price

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

Range between $365,000 & $385,000

## Median sale price

Median price $570,000 Property Type Unit Suburb Hawthorn

Period - From 03/04/2024 to 02/04/2025 Source Property Data

## 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 | 2/40 Liddiard St HAWTHORN 3122 | $387,000 | 22/03/2025 |
| 2 | 1/3 Brookfield Ct HAWTHORN EAST 3123 | $370,000 | 04/12/2024 |
| 3 | 3/8 Hill St HAWTHORN 3122 | $360,000 | 25/11/2024 |

**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: 03/04/2025 17:03

# 4/181 Riversdale Road, Hawthorn Vic 3122

George Mitry
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1 1 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**
$365,000 - $385,000
**Median Unit Price**
03/04/2024 - 02/04/2025: $570,000

## Comparable Properties



**2/40 Liddiard St HAWTHORN 3122 (REI)**

1 1 1

**Price:** $387,000
**Method:** Auction Sale
**Date:** 22/03/2025
**Property Type:** Apartment

Agent Comments



**1/3 Brookfield Ct HAWTHORN EAST 3123 (VG)**

1 - -

**Price:** $370,000
**Method:** Sale
**Date:** 04/12/2024
**Property Type:** Strata Unit/Flat

Agent Comments



**3/8 Hill St HAWTHORN 3122 (REI/VG)**

1 1 1

**Price:** $360,000
**Method:** Private Sale
**Date:** 25/11/2024
**Property Type:** Apartment

Agent Comments



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