

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 190f/188 Riversdale Road, Hawthorn Vic 3122

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$542,500 Property Type Unit Suburb Hawthorn

Period - From 01/10/2023 to 31/12/2023 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	190e Riversdale Rd HAWTHORN 3122	\$561,000	23/01/2024
2	10/23 Auburn Gr HAWTHORN EAST 3123	\$530,000	18/11/2023
3	1/5 St Johns Av CAMBERWELL 3124	\$512,500	11/11/2023

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: 10/04/2024 12:11



Property Type: Apartment

Agent Comments

With soaring ceilings reaching 4.8m at the apex together with generous amenities, this split level residence uniquely offers a sense of space through function and form.

Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

December quarter 2023: \$542,500

Comparable Properties



190e Riversdale Rd HAWTHORN 3122 (REI)

Agent Comments



Price: \$561,000

Method: Private Sale

Date: 23/01/2024

Property Type: Apartment



10/23 Auburn Gr HAWTHORN EAST 3123 (REI/VG)

Agent Comments



Price: \$530,000

Method: Auction Sale

Date: 18/11/2023

Property Type: Unit



1/5 St Johns Av CAMBERWELL 3124 (REI/VG)

Agent Comments



Price: \$512,500

Method: Auction Sale

Date: 11/11/2023

Property Type: Unit