

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

75 Riversdale Road, Hawthorn Vic 3122

Indicative selling price

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

Range between \$3,000,000

&

\$3,300,000

Median sale price

Median price \$2,360,500

House

X

Unit

Suburb Hawthorn

Period - From 01/10/2017

to

30/09/2018

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	2 Beaconsfield Rd HAWTHORN EAST 3123	\$3,600,000	12/05/2018
2	504 Glenferrie Rd HAWTHORN 3122	\$3,575,000	06/06/2018
3	51 Power St HAWTHORN 3122	\$3,310,000	07/07/2018

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.

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Indicative Selling Price

\$3,000,000 - \$3,300,000

Median House Price

Year ending September 2018: \$2,360,500



4 2 3

Rooms:

Property Type: House

Land Size: 878 sqm approx

Agent Comments

Comparable Properties



2 Beaconsfield Rd HAWTHORN EAST 3123 (REI/VG)

Agent Comments

3 2 3

Price: \$3,600,000

Method: Auction Sale

Date: 12/05/2018

Rooms: 7

Property Type: House (Res)

Land Size: 870 sqm approx



504 Glenferrie Rd HAWTHORN 3122 (VG)

Agent Comments

3 - -

Price: \$3,575,000

Method: Sale

Date: 06/06/2018

Rooms: -

Property Type: House (Res)

Land Size: 1024 sqm approx



51 Power St HAWTHORN 3122 (REI/VG)

Agent Comments

5 2 2

Price: \$3,310,000

Method: Auction Sale

Date: 07/07/2018

Rooms: 11

Property Type: House (Res)

Land Size: 958 sqm approx