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

1/107 Riversdale Road, Hawthorn Vic 3122

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting							
Range between	\$420,000	&	\$462,000				
Median sale price							
Median price	\$611,000 He	ouse Un	it X	Suburb Hawthorn			
Period - From	01/10/2017 to	31/12/2017	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.

Ado	dress of comparable property	Price	Date of sale
1	9/111 Riversdale Rd HAWTHORN 3122	\$450,000	14/10/2017
2	7/179 Riversdale Rd HAWTHORN 3122	\$443,000	18/12/2017
3	12/41 Riversdale Rd HAWTHORN 3122	\$420,500	24/02/2018

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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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

1/107 Riversdale Road, Hawthorn Vic 3122





Rooms: Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$420,000 - \$462,000 **Median Unit Price** December guarter 2017: \$611,000

Comparable Properties



9/111 Riversdale Rd HAWTHORN 3122 (REI) Agent Comments



Price: \$450.000 Method: Auction Sale Date: 14/10/2017 Rooms: 3 Property Type: Apartment



7/179 Riversdale Rd HAWTHORN 3122 (REI)

Agent Comments



Price: \$443,000 Method: Private Sale Date: 18/12/2017 Rooms: 3 Property Type: Apartment



12/41 Riversdale Rd HAWTHORN 3122 (REI) Agent Comments



Price: \$420,500 Method: Auction Sale Date: 24/02/2018 Rooms: -Property Type: Apartment

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