

Statement of Information  
**Multiple residential properties located in the  
 Melbourne metropolitan area**

Sections 47AF of the *Estate Agents Act 1980*

**Unit offered for sale**

Address  
 Including suburb and  
 postcode

Corner Berkeley Street & Riversdale Road, Hawthorn VIC 3122  
 (120 Riversdale Road, Hawthorn VIC 3122)

**Indicative selling price**

For the meaning of this price see consumer.vic.gov.au/ underquoting (\*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
3 Bedroom, 3 Bathroom, 2 Car	\$*	Or range between	\$2,895,000		\$ 2,995,000
3 Bedroom, 3.5 Bathroom, 2 Car	\$* 2,995,000	Or range between	\$*		\$
3 Bedroom, 2.5 Bathroom, 2 Car	\$* 2,895,000	Or range between	\$*		\$
3 Bedroom, 2.5 Bathroom, 3 Car	\$* 4,495,000	Or range between	\$*		\$
	\$*	Or range between	\$*		\$

Additional entries may be included or attached as required.

**Suburb unit median sale price**

Median price  Suburb

Period - From  To  Source

**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.~~

**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:

26/06/2020 11:14
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