

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

1025 Riversdale Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$1,900,000

&

\$2,090,000

Median sale price

Median price \$1,927,500

Property Type House

Suburb Surrey Hills

Period - From 01/10/2020

to 31/12/2020

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	146 Warrigal Rd CAMBERWELL 3124	\$2,120,000	24/12/2020
2	68 Park Rd SURREY HILLS 3127	\$1,966,000	20/03/2021
3	835 Riversdale Rd CAMBERWELL 3124	\$1,860,000	05/12/2020

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:

01/04/2021 09:14

1025 Riversdale Road, Surrey Hills Vic 3127

Tony Doh
9818 1888
0419 316 676
tdoh@hockingstuart.com.au



3 2 2

Property Type: House
Land Size: 930 sqm approx
Agent Comments

Indicative Selling Price
\$1,900,000 - \$2,090,000
Median House Price
December quarter 2020: \$1,927,500

Comparable Properties



146 Warrigal Rd CAMBERWELL 3124 (REI)

Agent Comments

4 2 2

Price: \$2,120,000
Method: Private Sale
Date: 24/12/2020
Property Type: House (Res)
Land Size: 771 sqm approx

68 Park Rd SURREY HILLS 3127 (REI)

Agent Comments

3 1 1

Price: \$1,966,000
Method: Auction Sale
Date: 20/03/2021
Property Type: House (Res)
Land Size: 768 sqm approx



835 Riversdale Rd CAMBERWELL 3124
(REI/VG)

Agent Comments

5 2 2

Price: \$1,860,000
Method: Auction Sale
Date: 05/12/2020
Property Type: House (Res)
Land Size: 829 sqm approx

Account - Belle Property Glen Iris | P: 03 98181888