Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
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Address	24/596 Riversdale Road, Camberwell Vic 3124
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$550,000	&	\$600,000
Trainge between	Ψ000,000	α	Ψ000,000

Median sale price

Median price	\$820,000	Pro	perty Type U	nit		Suburb	Camberwell
Period - From	01/07/2020	to	30/06/2021	So	ource	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

7,01	aress of comparable property	1 1100	Date of Sale
1	8/115 Victoria Rd HAWTHORN EAST 3123	\$580,000	22/05/2021
2	7/71 Auburn Rd HAWTHORN 3122	\$570,000	22/05/2021
3	1/22 Auburn Gr HAWTHORN EAST 3123	\$592,108	28/04/2021

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:	16/07/2021 12:48



Date of sale





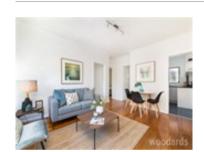


Rooms: 3

Property Type: Apartment Agent Comments

Indicative Selling Price \$550,000 - \$600,000 **Median Unit Price** Year ending June 2021: \$820,000

Comparable Properties



8/115 Victoria Rd HAWTHORN EAST 3123

(REI)

1 2





Price: \$580,000

Method: Sold Before Auction

Date: 22/05/2021

Property Type: Apartment

Agent Comments











Price: \$570,000 Method: Auction Sale Date: 22/05/2021

Property Type: Apartment

Agent Comments



1/22 Auburn Gr HAWTHORN EAST 3123

(REI/VG)

-2





Price: \$592,108

Method: Sold Before Auction

Date: 28/04/2021

Property Type: Apartment

Agent Comments

Account - Hayden Real Estate South Yarra | P: 03 98200244 | F: 03 98201173



