

# 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

24/596 Riversdale Road, Camberwell Vic 3124

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$550,000 & \$600,000

### Median sale price

Median price \$820,000

Property Type Unit

Suburb Camberwell

Period - From 01/07/2020

to 30/06/2021

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	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



2   1   1

**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)**

**Agent Comments**

2   1   1

**Price:** \$580,000  
**Method:** Sold Before Auction  
**Date:** 22/05/2021  
**Property Type:** Apartment



**7/71 Auburn Rd HAWTHORN 3122 (REI)**

**Agent Comments**

2   1   1

**Price:** \$570,000  
**Method:** Auction Sale  
**Date:** 22/05/2021  
**Property Type:** Apartment



**1/22 Auburn Gr HAWTHORN EAST 3123 (REI/VG)**

**Agent Comments**

2   1   1

**Price:** \$592,108  
**Method:** Sold Before Auction  
**Date:** 28/04/2021  
**Property Type:** Apartment