

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

3/1085 Riversdale Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$902,000

Property Type Unit

Suburb Surrey Hills

Period - From 10/11/2020

to 09/11/2021

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	1&1A/1041 Riversdale Rd SURREY HILLS 3127	\$951,000	22/05/2021
2	3/55 Shepherd St SURREY HILLS 3127	\$935,000	09/10/2021
3	1/21 Beech St SURREY HILLS 3127	\$920,000	03/07/2021

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:

10/11/2021 17:40

Greg Bowring

9805 1111

0400 641 580

gbowring@woodards.com.au

Indicative Selling Price

\$900,000 - \$990,000

Median Unit Price

10/11/2020 - 09/11/2021: \$902,000



 3  2  2

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



1&1A/1041 Riversdale Rd SURREY HILLS 3127 **Agent Comments**
(REI)

 3  2  4

Price: \$951,000

Method: Auction Sale

Date: 22/05/2021

Property Type: Unit



3/55 Shepherd St SURREY HILLS 3127 (REI) **Agent Comments**

 3  1  2

Price: \$935,000

Method: Auction Sale

Date: 09/10/2021

Property Type: Unit



1/21 Beech St SURREY HILLS 3127 (VG) **Agent Comments**

 3  -  -

Price: \$920,000

Method: Sale

Date: 03/07/2021

Property Type: Flat/Unit/Apartment (Res)

Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199