

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

5/576 Riversdale Road Camberwell VIC 3124

Indicative selling price

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

Single Price

\$795,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$820,000

Property type

Unit

Suburb

Camberwell

Period-from

01 May 2020

to

30 Apr 2021

Source

Corelogic

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 6 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

18/36 Anderson Road Hawthorn East VIC 3123	\$800,000	08-Dec-20
109/1045 Burke Road Hawthorn East VIC 3123	\$835,000	12-Nov-20

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 6 months.

This Statement of Information was prepared on: 04 May 2021

**18/36 Anderson Road Hawthorn East VIC 3123** 3  1  1

Sold Price

\$800,000Sold Date **08-Dec-20**

Distance

1.43km**109/1045 Burke Road Hawthorn East VIC 3123** 3  2  2

Sold Price

\$835,000Sold Date **12-Nov-20**

Distance

1.26km

RS = Recent sale

UN = Undisclosed Sale

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