

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	2/969 Riversdale Road, Surrey Hills, VIC 3127
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Indicative selling price

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

Single price		or range between	\$665,000	&	\$695,000
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Median sale price

Median price	\$ 952,000	Property type	Unit	Suburb	SURREY HILLS
Period - From	23/04/2024	to	22/10/2024	Source	core_logic

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property		Price	Date of sale
1	1/3 Montrose Street Surrey Hills Vic 3127	\$740,000	2024-06-28
2	1/13 Blackburn Street Surrey Hills Vic 3127	\$695,000	2024-08-09
3	2/7 Through Road Camberwell Vic 3124	\$770,000	2024-06-23

This Statement of Information was prepared on: 23/10/2024

