

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

2/962 RIVERSDALE ROAD SURREY HILLS VIC 3127

Indicative selling price

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

Single Price

or range
between

\$880,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$952,000

Property type

Unit

Suburb

Surrey Hills

Period-from

01 Oct 2023

to

30 Sep 2024

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

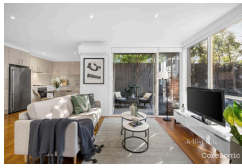
Date of sale

1/16 HAMEL STREET BOX HILL SOUTH VIC 3128	\$885,000	30-Aug-24
4/158 WARRIGAL ROAD CAMBERWELL VIC 3124	\$902,500	13-Sep-24
2/32 FLORENCE ROAD SURREY HILLS VIC 3127	\$1,006,000	10-Aug-24

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: 23 October 2024



1/16 HAMEL STREET BOX HILL SOUTH VIC 3128

2 2 1

Sold Price

^{RS}

\$885,000

Sold Date **30-Aug-24**

Distance

1.46km



4/158 WARRIGAL ROAD CAMBERWELL VIC 3124

2 1 1

Sold Price

^{RS}

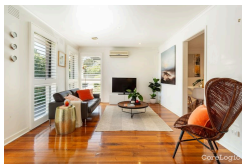
\$902,500

^{UN}

Sold Date **13-Sep-24**

Distance

0.63km



2/32 FLORENCE ROAD SURREY HILLS VIC 3127

2 1 2

Sold Price

^{RS}

\$1,006,000

Sold Date **10-Aug-24**

Distance

0.83km

RS = Recent sale

UN = Undisclosed Sale

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