

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

3/564 Riversdale Road, Camberwell Vic 3124

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$896,250 Property Type Unit Suburb Camberwell

Period - From 01/07/2021 to 30/09/2021 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	3/530 Tooronga Rd HAWTHORN EAST 3123	\$762,000	30/10/2021
2	3/5 Hazel St CAMBERWELL 3124	\$725,000	13/11/2021
3	9/576 Riversdale Rd CAMBERWELL 3124	\$725,000	24/06/2021

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:

16/11/2021 17:12



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Property Type: Unit
Agent Comments

Indicative Selling Price

\$700,000 - \$770,000

Median Unit Price

September quarter 2021: \$896,250

Comparable Properties



3/530 Tooronga Rd HAWTHORN EAST 3123 (REI)

 2  1  1

Agent Comments

Villa unit in similar condition

Price: \$762,000

Method: Auction Sale

Date: 30/10/2021

Property Type: Unit

Land Size: 140 sqm approx



3/5 Hazel St CAMBERWELL 3124 (REI)

 2  1  1

Agent Comments

Property in a better location but internal is original

Price: \$725,000

Method: Auction Sale

Date: 13/11/2021

Property Type: Unit



9/576 Riversdale Rd CAMBERWELL 3124 (REI/VG)

 2  1  1

Agent Comments

Spacious apartment few blocks away

Price: \$725,000

Method: Private Sale

Date: 24/06/2021

Property Type: Apartment