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 betweer	\$700,000		&		\$770,000					
Median sale p	rice									
Median price	\$896,250	Pro	operty Type	Unit			Suburb	Camberwell		
Period - From	01/07/2021	to	30/09/2021		So	urce	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.

Add	dress 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



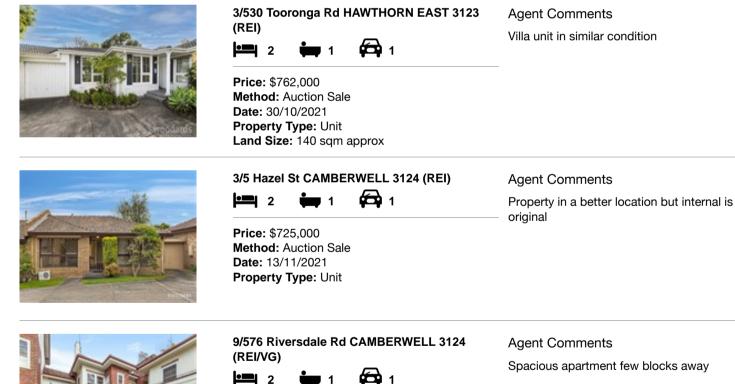




Property Type: Unit Agent Comments

Indicative Selling Price \$700,000 - \$770,000 **Median Unit Price** September quarter 2021: \$896,250

Comparable Properties





Price: \$725,000 Method: Private Sale Date: 24/06/2021 Property Type: Apartment Spacious apartment few blocks away

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



propertydata

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