

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

103/594 Riversdale Road, Camberwell Vic 3124

Indicative selling price

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

Single price

\$668,000

Median sale price

Median price

\$953,000

Property Type

Unit

Suburb

Camberwell

Period - From

01/01/2024

to

31/03/2024

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	114/828 Burke Rd CAMBERWELL 3124	\$671,000	28/03/2024
2	1/2a Campbell Gr HAWTHORN EAST 3123	\$650,000	15/03/2024
3	G01/31 Queens Av HAWTHORN 3122	\$620,000	25/01/2024

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:

27/04/2024 11:34



 2  2  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$668,000

Median Unit Price

March quarter 2024: \$953,000

Comparable Properties



114/828 Burke Rd CAMBERWELL 3124 (REI)

Agent Comments

 2  1  1

Price: \$671,000

Method: Private Sale

Date: 28/03/2024

Property Type: Apartment



1/2a Campbell Gr HAWTHORN EAST 3123 (REI)

Agent Comments

 2  2  1

Price: \$650,000

Method: Private Sale

Date: 15/03/2024

Property Type: Apartment



G01/31 Queens Av HAWTHORN 3122 (REI/VG)

Agent Comments

 2  2  1

Price: \$620,000

Method: Private Sale

Date: 25/01/2024

Property Type: Apartment