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	3/684 Riversdale Road, Camberwell Vic 3124

Indicative selling price

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

Range between $540,000 & $590,000

Median sale price

Median price $820,000 Property Type Unit Suburb Camberwell

Period - From 01/07/2022 to 30/06/2023 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	7/23 Palmerston St CAMBERWELL 3124	$585,000	02/09/2023
2	3/23 Palmerston St CAMBERWELL 3124	$575,000	19/08/2023
3	4/903 Riversdale Rd CAMBERWELL 3124	$560,000	27/07/2023

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: 05/09/2023 16:44

3/684 Riversdale Road, Camberwell Vic 3124



2 1 0

Rooms: 4
Property Type:
Flat/Unit/Apartment (Res)
Land Size: 886.039 sqm approx

Agent Comments

Indicative Selling Price
$540,000 - $590,000
Median Unit Price
Year ending June 2023: $820,000

Comparable Properties



7/23 Palmerston St CAMBERWELL 3124 (REI)

2 1 -

Price: $585,000
Method: Auction Sale
Date: 02/09/2023
Property Type: Unit

Agent Comments



3/23 Palmerston St CAMBERWELL 3124 (REI)

2 1 1

Price: $575,000
Method: Auction Sale
Date: 19/08/2023
Property Type: Apartment

Agent Comments



4/903 Riversdale Rd CAMBERWELL 3124 (REI/VG)

1 1 1

Price: $560,000
Method: Private Sale
Date: 27/07/2023
Property Type: Apartment

Agent Comments

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017

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