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	2/684 Riversdale Road, Camberwell Vic 3124

Indicative selling price

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

Single price $645,000

Median sale price

Median price $830,000 Property Type Unit Suburb Camberwell

Period - From 01/01/2023 to 31/12/2023 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	2/105 Wattle Valley Rd CAMBERWELL 3124	$649,000	09/12/2023
2	7/9 Acheron Av CAMBERWELL 3124	$625,000	23/09/2023
3	2/604 Riversdale Rd CAMBERWELL 3124	$610,000	11/11/2023

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: 24/01/2024 10:45

2/684 Riversdale Road, Camberwell Vic 3124



2 1 1

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$645,000
Median Unit Price
Year ending December 2023: $830,000

Comparable Properties



2/105 Wattle Valley Rd CAMBERWELL 3124 (REI)

2 1 1

Price: $649,000
Method: Auction Sale
Date: 09/12/2023
Property Type: Apartment

Agent Comments



7/9 Acheron Av CAMBERWELL 3124 (REI/VG)

2 1 1

Price: $625,000
Method: Auction Sale
Date: 23/09/2023
Property Type: Unit

Agent Comments



2/604 Riversdale Rd CAMBERWELL 3124 (REI/VG)

2 1 1

Price: $610,000
Method: Auction Sale
Date: 11/11/2023
Property Type: Unit

Agent Comments

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

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