

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 11/109 Riversdale Road, Camberwell Vic 3124
Including suburb and postcode

Indicative selling price

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

Single price \$595,000

Median sale price

Median price	\$890,000	Property Type	Unit	Suburb	Camberwell
Period - From	01/10/2023	to	30/09/2024	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	10/566 Glenferrie Rd HAWTHORN 3122	\$615,000	10/07/2024
2	3/566 Glenferrie Rd HAWTHORN 3122	\$576,000	20/09/2024
3	6/165 Power St HAWTHORN 3122	\$575,000	16/10/2024

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:

21/10/2024 10:07

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Indicative Selling Price

\$595,000

Median Unit Price

Year ending September 2024: \$890,000



Property Type: Apartment

Comparable Properties



**10/566 Glenferrie Rd HAWTHORN 3122
(REI/VG)**

Agent Comments



Price: \$615,000
Method: Private Sale
Date: 10/07/2024
Property Type: Unit



3/566 Glenferrie Rd HAWTHORN 3122 (REI)

Agent Comments



Price: \$576,000
Method: Private Sale
Date: 20/09/2024
Property Type: Apartment



6/165 Power St HAWTHORN 3122 (REI)

Agent Comments



Price: \$575,000
Method: Private Sale
Date: 16/10/2024
Property Type: Apartment

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