

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

11/109 Riversdale Road, Camberwell Vic 3124

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

11/109 Riversdale Road, Camberwell Vic 3124

**Jellis
Craig**

Monique Peeters

9810 5000

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moniquepeeters@jellisrcraig.com.au

Indicative Selling Price

\$595,000

Median Unit Price

Year ending September 2024: \$890,000



2 1 1

Property Type: Apartment

Comparable Properties



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

Agent Comments

2 1 1

Price: \$615,000

Method: Private Sale

Date: 10/07/2024

Property Type: Unit



3/566 Glenferrie Rd HAWTHORN 3122 (REI)

Agent Comments

2 1 1

Price: \$576,000

Method: Private Sale

Date: 20/09/2024

Property Type: Apartment



6/165 Power St HAWTHORN 3122 (REI)

Agent Comments

2 1 1

Price: \$575,000

Method: Private Sale

Date: 16/10/2024

Property Type: Apartment

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



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