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	1033 Riversdale Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $2,310,000 Property Type House Suburb Surrey Hills

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	1b Salisbury Av MONT ALBERT 3127	$1,125,000	21/09/2024
2	20 Milton Cr BOX HILL SOUTH 3128	$1,170,000	24/08/2024
3	13 Eley Rd BOX HILL SOUTH 3128	$1,150,000	10/08/2024

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: 14/10/2024 19:01

1033 Riversdale Road, Surrey Hills Vic 3127



3 1 2

Rooms: 6
Property Type: Unit

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
Year ending September 2024: $2,310,000

Comparable Properties



1b Salisbury Av MONT ALBERT 3127 (REI)

2 1 2

Price: $1,125,000
Method: Auction Sale
Date: 21/09/2024
Property Type: Unit
Land Size: 316 sqm approx

Agent Comments



20 Milton Cr BOX HILL SOUTH 3128 (REI)

3 1 1

Price: $1,170,000
Method: Sold Before Auction
Date: 24/08/2024
Property Type: House (Res)
Land Size: 318 sqm approx

Agent Comments



13 Eley Rd BOX HILL SOUTH 3128 (REI)

5 2 2

Price: $1,150,000
Method: Auction Sale
Date: 10/08/2024
Property Type: House (Res)
Land Size: 589 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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