

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 3/596 Riversdale Road, Camberwell Vic 3124

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$953,000 Property Type Unit Suburb Camberwell

Period - From 01/01/2024 to 31/03/2024 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 | 17/995 Burke Rd CAMBERWELL 3124 | \$555,000 | 27/03/2024 |
| 2 | 18/596 Riversdale Rd CAMBERWELL 3124 | \$545,000 | 12/12/2023 |
| 3 | 2/14 The Boulevard HAWTHORN 3122 | \$503,000 | 04/04/2024 |

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: 27/05/2024 22:20



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
\$500,000 - \$550,000
Median Unit Price
March quarter 2024: \$953,000

Comparable Properties



17/995 Burke Rd CAMBERWELL 3124 (REI)

Agent Comments

2 1 1

Price: \$555,000
Method: Auction Sale
Date: 27/03/2024
Property Type: Unit



18/596 Riversdale Rd CAMBERWELL 3124 (REI/VG)

Agent Comments

2 1 1

Price: \$545,000
Method: Private Sale
Date: 12/12/2023
Property Type: Apartment



2/14 The Boulevard HAWTHORN 3122 (REI)

Agent Comments

2 1 1

Price: \$503,000
Method: Private Sale
Date: 04/04/2024
Property Type: Apartment

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