

# 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 6/576 Riversdale Road, Camberwell Vic 3124

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$690,000 & \$750,000

### Median sale price

Median price \$750,000 Property Type Unit Suburb Camberwell

Period - From 03/10/2022 to 02/10/2023 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	7/5 Fermanagh Rd CAMBERWELL 3124	\$750,000	18/08/2023
2	1/31 Alma Rd CAMBERWELL 3124	\$744,000	01/07/2023
3	3/1 Bellett St CAMBERWELL 3124	\$700,000	09/09/2023

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: 03/10/2023 12:35



2   1   1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$690,000 - \$750,000

**Median Unit Price**

03/10/2022 - 02/10/2023: \$750,000

## Comparable Properties



**7/5 Fermanagh Rd CAMBERWELL 3124 (REI)**

Agent Comments

2   1   1

**Price:** \$750,000

**Method:** Private Sale

**Date:** 18/08/2023

**Property Type:** Apartment



**1/31 Alma Rd CAMBERWELL 3124 (REI)**

Agent Comments

2   1   1

**Price:** \$744,000

**Method:** Auction Sale

**Date:** 01/07/2023

**Property Type:** Unit



**3/1 Bellett St CAMBERWELL 3124 (REI)**

Agent Comments

2   1   1

**Price:** \$700,000

**Method:** Sold Before Auction

**Date:** 09/09/2023

**Property Type:** Unit

**Account - Atria Real Estate**