

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 643 Riversdale Road, Camberwell Vic 3124

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$2,490,000 Property Type House Suburb Camberwell

Period - From 01/01/2023 to 31/03/2023 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	201 Prospect Hill Rd SURREY HILLS 3127	\$2,090,500	25/03/2023
2	29 Moorhead St CAMBERWELL 3124	\$2,085,000	04/03/2023
3	12 Bright St CAMBERWELL 3124	\$2,075,000	01/04/2023

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: 06/07/2023 12:49



Davide Letteri
03 8564 2515
0414 018 707

davide.letteri@marshallwhite.com.au

Indicative Selling Price

\$2,000,000 - \$2,200,000

Median House Price

March quarter 2023: \$2,490,000



Rooms: 8

Property Type: House (Res)

Land Size: 572 sqm approx

Agent Comments

Comparable Properties



201 Prospect Hill Rd SURREY HILLS 3127 (REI)

Agent Comments



Price: \$2,090,500

Method: Auction Sale

Date: 25/03/2023

Property Type: House (Res)

Land Size: 576 sqm approx



29 Moorhead St CAMBERWELL 3124 (REI/VG)

Agent Comments



Price: \$2,085,000

Method: Auction Sale

Date: 04/03/2023

Property Type: House (Res)

Land Size: 552 sqm approx



12 Bright St CAMBERWELL 3124 (REI)

Agent Comments



Price: \$2,075,000

Method: Private Sale

Date: 01/04/2023

Property Type: House

Land Size: 623 sqm approx

Account - Marshall White | P: 03 9822 9999



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