

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 644 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 \$2,600,000 Property Type House Suburb Camberwell

Period - From 01/07/2022 to 30/06/2023 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	35 Glyndon Rd CAMBERWELL 3124	\$2,375,000	20/04/2023
2	680 Riversdale Rd CAMBERWELL 3124	\$2,180,000	06/09/2023
3	6 Orrong Cr CAMBERWELL 3124	\$2,130,000	16/09/2023

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 16:20



Property Type:

Agent Comments

Indicative Selling Price

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

Median House Price

Year ending June 2023: \$2,600,000

Comparable Properties



35 Glyndon Rd CAMBERWELL 3124 (REI)

Agent Comments



Price: \$2,375,000

Method: Sold Before Auction

Date: 20/04/2023

Property Type: House (Res)

Land Size: 666 sqm approx



680 Riversdale Rd CAMBERWELL 3124 (REI)

Agent Comments



Price: \$2,180,000

Method: Sold Before Auction

Date: 06/09/2023

Property Type: House (Res)

Land Size: 664 sqm approx



6 Orrong Cr CAMBERWELL 3124 (REI)

Agent Comments



Price: \$2,130,000

Method: Auction Sale

Date: 16/09/2023

Property Type: House (Res)

Land Size: 760 sqm approx

Account - Marshall White | P: 03 9822 9999