

## 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

867 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$660,000

&

\$710,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$2,115,000

Property type

Other

Suburb

Camberwell

Period-from

01 Jun 2019

to

31 May 2020

Source

Corelogic

### 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 6 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

1/11 Kingfield Court Camberwell VIC 3124	\$755,000	25-Mar-20
4/74 Wattle Valley Road Canterbury VIC 3126	\$850,000	15-Apr-20
3/16 Suffolk Road Surrey Hills VIC 3127	\$785,000	12-Apr-20

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 6 months.~~

This Statement of Information was prepared on: 18 June 2020



**1/11 Kingfield Court Camberwell VIC 3124** Sold Price **\$755,000** Sold Date **25-Mar-20**

2 1 1

Distance **0.5km**



**4/74 Wattle Valley Road Canterbury VIC 3126** Sold Price **\$850,000** Sold Date **15-Apr-20**

2 1 1

Distance **0.62km**



**3/16 Suffolk Road Surrey Hills VIC 3127** Sold Price <sup>RS</sup> **\$785,000** Sold Date **12-Apr-20**

2 1 1

Distance **0.91km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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