

# STATEMENT OF INFORMATION

Single residential property located in Melbourne metropolitan area

## Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address including suburb and postcode

858 Riversdale Road, Camberwell, VIC 3124

### Indicative selling price

Single Price or Range between

\$1,990,000

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

### Median sale price

Median Price <b>\$1,880,000</b>	Property Type <b>House</b>	Suburb <b>CAMBERWELL</b>
Period From <b>03/06/2019</b>	Period To <b>03/12/2019</b>	Source <b>Core Logic</b>

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	<b>35 GLYNDON ROAD CAMBERWELL</b>  Price \$2,100,000 Date of Sale 13/11/2019 Land 664 sqm	4  2  2 
	<b>12 WINGAN AVENUE CAMBERWELL</b>  Price \$2,115,000 Date of Sale 26/10/2019 Land 602 sqm	3  1  1 
	<b>1A REMON AVENUE CAMBERWELL</b>  Price \$1,960,000 Date of Sale 07/09/2019 Land 637 sqm	3  2  4 