



Please note: These measurements are approximate and are to be used as a guide only.

## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
 1089 Riversdale Road,  
 SURREY HILLS



Indicative selling price

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

**\$1,450,000**

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**Stratos Kouvrakis**



**Jeff Anderson**

0411 222 744

[jeffa@rosshunt.com.au](mailto:jeffa@rosshunt.com.au)



**Ross-Hunt**  
 real estate



Sales



Auctioneers



Buyers Advocacy



Rentals



Owners Corporation

Ross-Hunt Real Estate Pty Ltd  
 A: 99-105 Union Road, Surrey Hills 3127  
 E: [sales@rosshunt.com.au](mailto:sales@rosshunt.com.au) | T: (03) 9830 4044  
[www.rosshunt.com.au](http://www.rosshunt.com.au)

# 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

1089 Riversdale Road, Surrey Hills Vic 3127
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### Indicative selling price

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

Single price

\$1,450,000
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### Median sale price

Median price

\$1,881,000
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Property Type

House
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Suburb

Surrey Hills
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Period - From

01/01/2019
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to

31/12/2019
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Source

REIV
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### 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	973 Riversdale Rd SURREY HILLS 3127	\$1,720,000	01/06/2019
2	1077 Riversdale Rd SURREY HILLS 3127	\$1,600,000	19/06/2019
3	981 Riversdale Rd SURREY HILLS 3127	\$1,335,000	19/10/2019

**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:

06/04/2020 08:18
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**Property Type:**

Agent Comments

## Comparable Properties



**973 Riversdale Rd SURREY HILLS 3127 (VG)** Agent Comments



**Price:** \$1,720,000

**Method:** Sale

**Date:** 01/06/2019

**Property Type:** House (Res)

**Land Size:** 789 sqm approx



**1077 Riversdale Rd SURREY HILLS 3127 (VG)** Agent Comments



**Price:** \$1,600,000

**Method:** Sale

**Date:** 19/06/2019

**Property Type:** House (Res)

**Land Size:** 870 sqm approx



**981 Riversdale Rd SURREY HILLS 3127 (REI/VG)** Agent Comments



**Price:** \$1,335,000

**Method:** Auction Sale

**Date:** 19/10/2019

**Property Type:** House (Res)

**Land Size:** 674 sqm approx