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

106/828 Burke Road, Camberwell Vic 3124

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$400,000		&		\$430,000			
Median sale pi	rice							
Median price	\$899,000	Pro	operty Type	Unit			Suburb	Camberwell
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	1/1021 Burke Rd CAMBERWELL 3124	\$423,000	20/12/2023
2	214/828 Burke Rd CAMBERWELL 3124	\$420,000	19/02/2024
3	407/347 Camberwell Rd CAMBERWELL 3124	\$410,000	14/11/2023

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:

09/04/2024 18:56







Property Type: Apartment Agent Comments Indicative Selling Price \$400,000 - \$430,000 Median Unit Price December quarter 2023: \$899,000

Comparable Properties



1/1021 Burke Rd CAMBERWELL 3124 (REI/VG) Agent Comments



Price: \$423,000 Method: Private Sale Date: 20/12/2023 Property Type: Apartment



214/828 Burke Rd CAMBERWELL 3124 (REI)

Agent Comments



Price: \$420,000 Method: Private Sale Date: 19/02/2024 Property Type: Apartment



407/347 Camberwell Rd CAMBERWELL 3124 Agent Comments (REI)



Price: \$410,000 Method: Private Sale Date: 14/11/2023 Property Type: Apartment

Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199





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