

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

|           |
|-----------|
| \$400,000 |
|-----------|

 & 

|           |
|-----------|
| \$430,000 |
|-----------|

### Median sale price

Median price 

|           |
|-----------|
| \$899,000 |
|-----------|

 Property Type 

|      |
|------|
| Unit |
|------|

 Suburb 

|            |
|------------|
| Camberwell |
|------------|

Period - From 

|            |
|------------|
| 01/10/2023 |
|------------|

 to 

|            |
|------------|
| 31/12/2023 |
|------------|

 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 | 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 |
|------------------|



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**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

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**Price:** \$423,000

**Method:** Private Sale

**Date:** 20/12/2023

**Property Type:** Apartment



**214/828 Burke Rd CAMBERWELL 3124 (REI)** Agent Comments

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**Price:** \$420,000

**Method:** Private Sale

**Date:** 19/02/2024

**Property Type:** Apartment



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

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**Price:** \$410,000

**Method:** Private Sale

**Date:** 14/11/2023

**Property Type:** Apartment

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