

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

117/828 BURKE ROAD CAMBERWELL VIC 3124

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$730,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$956,500

Property type

Unit

Suburb

Camberwell

Period-from

01 Jun 2023

to

31 May 2024

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

515/138 CAMBERWELL ROAD HAWTHORN EAST VIC 3123	\$800,000	27-Feb-24
109/50 SEYMOUR GROVE CAMBERWELL VIC 3124	\$751,000	15-Mar-24
203/828 BURKE ROAD CAMBERWELL VIC 3124	\$630,000	13-Jun-24

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: 19 June 2024



**515/138 CAMBERWELL ROAD
HAWTHORN EAST VIC 3123**

 1  2  2

Sold Price **\$800,000** Sold Date **27-Feb-24**

Distance **0.9km**



**109/50 SEYMOUR GROVE
CAMBERWELL VIC 3124**

 2  2  1

Sold Price **\$751,000** Sold Date **15-Mar-24**

Distance **1.48km**



**203/828 BURKE ROAD
CAMBERWELL VIC 3124**

 2  2  1

Sold Price ^{RS} **\$630,000** ^{UN} Sold Date **13-Jun-24**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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