## 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

12/995 Burke Road, Camberwell Vic 3124

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$500,000		&		\$550,000				
Median sale p	rice								
Median price	\$788,500	Pro	operty Type	Unit			Suburb	Camberwell	
Period - From	01/07/2023	to	30/09/2023		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.

Ad	dress of comparable property	Price	Date of sale
1	7/23 Palmerston St CAMBERWELL 3124	\$585,000	02/09/2023
2	7/325 Riversdale Rd HAWTHORN EAST 3123	\$538,500	21/06/2023
3	11/47-49 Robinson Rd HAWTHORN 3122	\$505,000	17/06/2023

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:

13/11/2023 13:49





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**Property Type:** Unit Agent Comments

Indicative Selling Price \$500,000 - \$550,000 Median Unit Price September quarter 2023: \$788,500

Located on the top floor and towards the rear of a boutique complex, and promising a standout northern orientation, generous central living, and a location right on the cusp of Camberwell Junction, this immaculate 2-bedroom apartment ticks all the right boxes.

# **Comparable Properties**



7/23 Palmerston St CAMBERWELL 3124 (REI) Agent Comments



Price: \$585,000 Method: Auction Sale Date: 02/09/2023 Property Type: Unit



7/325 Riversdale Rd HAWTHORN EAST 3123 Agent Comments (REI/VG)



Price: \$538,500 Method: Sold Before Auction Date: 21/06/2023 Property Type: Apartment



11/47-49 Robinson Rd HAWTHORN 3122 (REI) Agent Comments



Price: \$505,000 Method: Auction Sale Date: 17/06/2023 Property Type: Apartment

#### Account - Shelter Real Estate | P: 03 9889 3990



propertydata

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