

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 between \$500,000 & \$550,000

Median sale price

Median price \$788,500 Property Type Unit Suburb Camberwell

Period - From 01/07/2023 to 30/09/2023 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	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



Property Type: Unit

Agent Comments

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.

Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

September quarter 2023: \$788,500

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 (REI/VG) Agent Comments



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