

# 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

17/995 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 \$490,000 & \$525,000

### 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	4/795 Burwood Rd HAWTHORN EAST 3123	\$522,000	28/10/2023
2	7/50 Liddiard St HAWTHORN 3122	\$505,000	11/11/2023
3	4/1 Bevan St BALWYN 3103	\$500,000	23/12/2023

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:

23/02/2024 15:49



**Property Type:** Apartment

Agent Comments

## Comparable Properties



**4/795 Burwood Rd HAWTHORN EAST 3123 (REI/VG)**

Agent Comments



**Price:** \$522,000

**Method:** Auction Sale

**Date:** 28/10/2023

**Property Type:** Apartment



**7/50 Liddiard St HAWTHORN 3122 (REI)**

Agent Comments



**Price:** \$505,000

**Method:** Auction Sale

**Date:** 11/11/2023

**Property Type:** Unit



**4/1 Bevan St BALWYN 3103 (REI/VG)**

Agent Comments



**Price:** \$500,000

**Method:** Private Sale

**Date:** 23/12/2023

**Property Type:** Unit