

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

207/553 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

\$540,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$890,000

Property type

Unit

Suburb

Camberwell

Period-from

01 Nov 2022

to

31 Oct 2023

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

101/347 CAMBERWELL ROAD CAMBERWELL VIC 3124	\$550,000	06-Sep-23
9/421 TOORONGA ROAD HAWTHORN EAST VIC 3123	\$567,500	07-Sep-23
104/565 CAMBERWELL ROAD CAMBERWELL VIC 3124	\$550,000	13-Jun-23

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: 16 November 2023



**101/347 CAMBERWELL ROAD
CAMBERWELL VIC 3124**

2 2 1

Sold Price **\$550,000** Sold Date **06-Sep-23**

Distance **1.21km**



**9/421 TOORONGA ROAD
HAWTHORN EAST VIC 3123**

2 1 1

Sold Price **\$567,500** Sold Date **07-Sep-23**

Distance **0.85km**



**104/565 CAMBERWELL ROAD
CAMBERWELL VIC 3124**

2 2 1

Sold Price **\$550,000** Sold Date **13-Jun-23**

Distance **1.6km**

RS = Recent sale

UN = Undisclosed Sale

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