

## 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

212/828 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$410,000

&

\$425,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$927,500

Property type

Unit

Suburb

Camberwell

Period-from

01 Apr 2023

to

31 Mar 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

|   |           |           |
|---|-----------|-----------|
| 214/828 BURKE ROAD CAMBERWELL VIC 3124  | \$420,000 | 19-Feb-24 |
| 1/1021 BURKE ROAD CAMBERWELL VIC 3124   | \$423,000 | 20-Dec-23 |
| 12/52 SEYMOUR GROVE CAMBERWELL VIC 3124 | \$410,000 | 08-Nov-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: 09 April 2024



**214/828 BURKE ROAD  
CAMBERWELL VIC 3124**

 1  1  1

Sold Price **\$420,000** Sold Date **19-Feb-24**

Distance **0km**



**1/1021 BURKE ROAD  
CAMBERWELL VIC 3124**

 1  1  1

Sold Price **\$423,000** Sold Date **20-Dec-23**

Distance **0.06km**



**12/52 SEYMOUR GROVE  
CAMBERWELL VIC 3124**

 1  1  1

Sold Price **\$410,000** Sold Date **08-Nov-23**

Distance **1.5km**

RS = Recent sale      UN = Undisclosed Sale

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