

# 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

512 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 \$3,600,000

&

\$3,800,000

### Median sale price

Median price \$2,487,500

Property Type House

Suburb Camberwell

Period - From 24/04/2023

to 23/04/2024

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	85 Rowell Av CAMBERWELL 3124	\$3,800,000	28/10/2023
2	86 Rowell Av CAMBERWELL 3124	\$3,730,000	09/11/2023
3			

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:

24/04/2024 15:11



5 5 2

**Property Type:** House (Res)

**Land Size:** 836 sqm approx

Agent Comments

## Comparable Properties



85 Rowell Av CAMBERWELL 3124 (REI/VG)

Agent Comments

5 2 2

**Price:** \$3,800,000

**Method:** Auction Sale

**Date:** 28/10/2023

**Property Type:** House (Res)

**Land Size:** 767 sqm approx



86 Rowell Av CAMBERWELL 3124 (REI/VG)

Agent Comments

5 3 3

**Price:** \$3,730,000

**Method:** Private Sale

**Date:** 09/11/2023

**Property Type:** House

**Land Size:** 521 sqm approx

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.