Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 512 Burke Road, Camberwell Vic 3124

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$3,600,000	&	\$3,800,0	000				
Median sale price								
Median price	\$2,487,500	Property Type	House	Subur	b Camberwell			
Period - From	24/04/2023	to 23/04/2024	4 Sc	ource 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 sixmonths 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





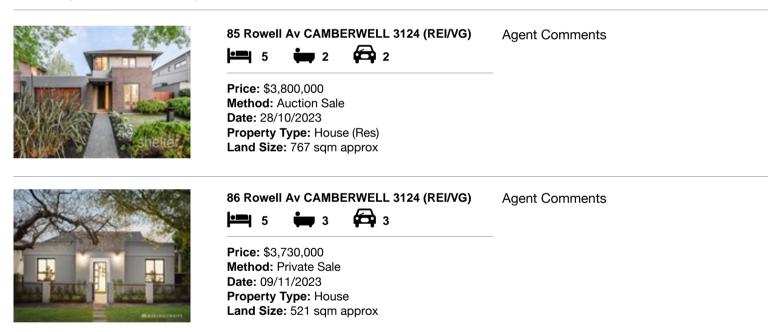




Property Type: House (Res) **Land Size:** 836 sqm approx Agent Comments Steve Burke 03 9818 1888 0448 331 653 steve.burke@belleproperty.com

Indicative Selling Price \$3,600,000 - \$3,800,000 Median House Price 24/04/2023 - 23/04/2024: \$2,487,500

Comparable Properties



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.

Account - Belle Property Glen Iris | P: 03 98181888

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