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

G18/828 Burke Road, Camberwell Vic 3124

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$690,000		&		\$720,000				
Median sale p	rice								
Median price	\$755,000	Pro	operty Type	Unit			Suburb	Camberwell	
Period - From	01/04/2023	to	30/06/2023		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	115/201 Whitehorse Rd BALWYN 3103	\$700,000	20/04/2023
2	101/307 Barkers Rd KEW 3101	\$695,000	29/06/2023
3	605/4-14 Burke Av HAWTHORN EAST 3123	\$685,000	19/08/2023

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:

04/10/2023 22:04







Property Type: Apartment Agent Comments Indicative Selling Price \$690,000 - \$720,000 Median Unit Price June quarter 2023: \$755,000

Comparable Properties



115/201 Whitehorse Rd BALWYN 3103 (REI)



Price: \$700,000 Method: Private Sale Date: 20/04/2023 Property Type: Apartment

Agent Comments

Agent Comments

Agent Comments



Price: \$695,000 Method: Private Sale Date: 29/06/2023 Property Type: Unit

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605/4-14 Burke Av HAWTHORN EAST 3123 (REI)

101/307 Barkers Rd KEW 3101 (REI/VG)

2



Price: \$685,000 Method: Private Sale Date: 19/08/2023 Property Type: Unit

Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199



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