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	g01/553 Burke Road, Camberwell Vic 3124

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $425,000 & $467,500

Median sale price

Median price $880,000 Property Type Unit Suburb Camberwell

Period - From 01/04/2024 to 30/06/2024 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	G03/585 Burke Rd CAMBERWELL 3124	$500,000	06/08/2024
2	105/50 Seymour Gr CAMBERWELL 3124	$470,000	24/06/2024
3	12/828 Burke Rd CAMBERWELL 3124	$429,000	24/06/2024

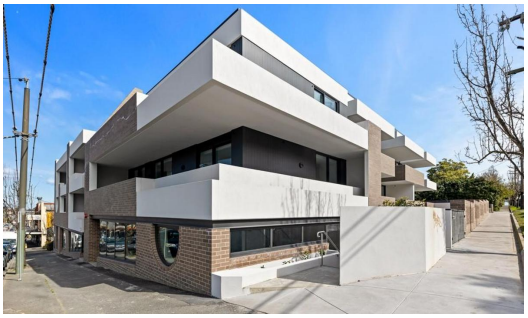
OR

~~**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: 16/08/2024 13:08

g01/553 Burke Road, Camberwell Vic 3124

David Ferro
0437 104 272



1 1 1

Property Type:
Flat/Unit/Apartment (Res)

Agent Comments

Indicative Selling Price
$425,000 - $467,500 **Median Unit Price**
June quarter 2024: $880,000

Comparable Properties



G03/585 Burke Rd CAMBERWELL 3124 (REI)

1 1 2

Price: $500,000
Method: Private Sale
Date: 06/08/2024
Property Type: Apartment

Agent Comments



105/50 Seymour Gr CAMBERWELL 3124 (REI/VG)

1 1 1

Price: $470,000
Method: Private Sale
Date: 24/06/2024
Property Type: Apartment

Agent Comments



12/828 Burke Rd CAMBERWELL 3124 (REI)

1 1 1

Price: $429,000
Method: Private Sale
Date: 24/06/2024
Property Type: Apartment

Agent Comments

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