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<br>Including suburb and postcode | 205/828 Burke Road, Camberwell Vic 3124 |

## Indicative selling price

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

Range between $400,000 & $430,000

## Median sale price

Median price $889,500 Property Type Unit Suburb Camberwell

Period - From 01/07/2024 to 30/09/2024 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 | 12/828 Burke Rd CAMBERWELL 3124 | $429,000 | 24/06/2024 |
| 2 | 212/828 Burke Rd CAMBERWELL 3124 | $420,000 | 20/05/2024 |
| 3 | G10/828 Burke Rd CAMBERWELL 3124 | $428,000 | 02/05/2024 |

**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: 16/10/2024 11:44

Nelson Alexander

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**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**
$400,000 - $430,000
**Median Unit Price**
September quarter 2024: $889,500

# Comparable Properties



**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



**212/828 Burke Rd CAMBERWELL 3124 (REI)**

1 1 1

**Price:** $420,000
**Method:** Private Sale
**Date:** 20/05/2024
**Property Type:** Apartment

Agent Comments

**G10/828 Burke Rd CAMBERWELL 3124 (VG)**

1 - -

**Price:** $428,000
**Method:** Sale
**Date:** 02/05/2024
**Property Type:** Strata Unit/Flat

Agent Comments

**Account** - Nelson Alexander | P: 03 98548888 | F: 03 94177408

REIV THE DIFFERENCE

propertydata .com.au

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