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	601 Burke Road, Camberwell Vic 3124

Indicative selling price

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

Range between $2,300,000 & $2,500,000

Median sale price

Median price $2,658,000 Property Type House Suburb Camberwell

Period - From 01/04/2022 to 30/06/2022 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	488 Burke Rd CAMBERWELL 3124	$2,400,000	09/04/2022
2	9 Harris Av GLEN IRIS 3146	$2,370,000	06/04/2022
3	454 Tooronga Rd HAWTHORN EAST 3123	$2,325,000	30/03/2022

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: 06/09/2022 08:29

601 Burke Road, Camberwell Vic 3124

shelter. Real Estate
Zali Reynolds
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3 2 3

Property Type: House
Land Size: 697 sqm approx

Indicative Selling Price
$2,300,000 - $2,500,000
Median House Price
June quarter 2022: $2,658,000

Agent Comments

Nestled in mature gardens behind its high private frontage, this c.1910 home's timeless renovation blends rich character with modern family function and remote double carport plus driveway carpark & OSP.

Comparable Properties



488 Burke Rd CAMBERWELL 3124 (REI)

4 2 2

Price: $2,400,000
Method: Auction Sale
Date: 09/04/2022
Property Type: House (Res)
Land Size: 836 sqm approx

Agent Comments



9 Harris Av GLEN IRIS 3146 (REI/VG)

3 2 2

Price: $2,370,000
Method: Private Sale
Date: 06/04/2022
Property Type: House
Land Size: 627 sqm approx

Agent Comments



454 Tooronga Rd HAWTHORN EAST 3123 (REI/VG)

3 2 2

Price: $2,325,000
Method: Sold Before Auction
Date: 30/03/2022
Property Type: House (Res)
Land Size: 571 sqm approx

Agent Comments

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