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	113/436 Burke Road, Camberwell Vic 3124

Indicative selling price

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

Single price $729,000

Median sale price

Median price $796,000 Property Type Unit Suburb Camberwell

Period - From 17/06/2021 to 16/06/2022 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	108/436 Burke Rd CAMBERWELL 3124	$740,000	10/02/2022
2	11/102-118 Camberwell Rd HAWTHORN EAST 3123	$715,000	17/02/2022
3	202/309 Riversdale Rd HAWTHORN EAST 3123	$705,000	06/04/2022

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: 17/06/2022 11:20

RT Edgar



2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$729,000
Median Unit Price
17/06/2021 - 16/06/2022: $796,000

Comparable Properties



108/436 Burke Rd CAMBERWELL 3124 (REI/VG)

2 2 1

Price: $740,000
Method: Private Sale
Date: 10/02/2022
Property Type: Apartment

Agent Comments



11/102-118 Camberwell Rd HAWTHORN EAST 3123 (REI)

2 2 1

Price: $715,000
Method: Sold Before Auction
Date: 17/02/2022
Property Type: Unit

Agent Comments



202/309 Riversdale Rd HAWTHORN EAST 3123 (REI/VG)

2 2 1

Price: $705,000
Method: Private Sale
Date: 06/04/2022
Property Type: Apartment

Agent Comments

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088

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