

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

122/828 BURKE ROAD CAMBERWELL VIC 3124

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$620,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$880,000

Property type

Unit

Suburb

Camberwell

Period-from

01 Sep 2022

to

31 Aug 2023

Source

Corelogic

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 6 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

222/828 BURKE ROAD CAMBERWELL VIC 3124	\$650,000	06-Apr-23
6/1091 BURKE ROAD HAWTHORN EAST VIC 3123	\$625,000	19-Aug-23

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 6 months.

This Statement of Information was prepared on: 12 September 2023



**222/828 BURKE ROAD
CAMBERWELL VIC 3124**

 2  2  1

Sold Price **\$650,000** Sold Date **06-Apr-23**

Distance **0km**



**6/1091 BURKE ROAD HAWTHORN
EAST VIC 3123**

 2  1  1

Sold Price ^{RS} **\$625,000** Sold Date **19-Aug-23**

Distance **0.41km**

RS = Recent sale **UN** = Undisclosed Sale

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