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	G05/585 Burke Road, Camberwell Vic 3124

Indicative selling price

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

Range between $880,000 & $910,000

Median sale price

Median price $899,000 Property Type Unit Suburb Camberwell

Period - From 01/10/2023 to 31/12/2023 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	109/585 Burke Rd CAMBERWELL 3124	$935,000	17/10/2023
2	2/1687 Malvern Rd GLEN IRIS 3146	$885,000	15/12/2023
3	208/585 Burke Rd CAMBERWELL 3124	$880,000	20/09/2023

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: 18/03/2024 15:45

G05/585 Burke Road, Camberwell Vic 3124



2 2 2

Property Type: Apartment

Agent Comments

Indicative Selling Price
$880,000 - $910,000
Median Unit Price
December quarter 2023: $899,000

Comparable Properties

109/585 Burke Rd CAMBERWELL 3124 (VG)

2 - -

Agent Comments

Price: $935,000
Method: Sale
Date: 17/10/2023
Property Type: Strata Unit/Flat



2/1687 Malvern Rd GLEN IRIS 3146 (REI/VG)

2 2 1

Agent Comments

Price: $885,000
Method: Private Sale
Date: 15/12/2023
Property Type: Townhouse (Single)



208/585 Burke Rd CAMBERWELL 3124 (REI/VG)

2 2 2

Agent Comments

Price: $880,000
Method: Private Sale
Date: 20/09/2023
Property Type: Apartment

Account - J A Cain | P: 03 9805 2900 | F: 03 9805 2999

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