

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

G03/585 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

\$475,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$980,750

Property type

Unit

Suburb

Camberwell

Period-from

01 Jul 2023

to

30 Jun 2024

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

G12/35 CAMBERWELL ROAD HAWTHORN EAST VIC 3123	\$505,000	13-May-24
306/770A TOORAK ROAD GLEN IRIS VIC 3146	\$525,000	01-Mar-24

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: 19 July 2024

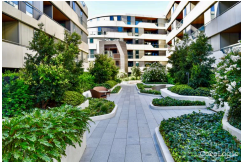


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**G12/35 CAMBERWELL ROAD
HAWTHORN EAST VIC 3123**

1 1 1

Sold Price **\$505,000** Sold Date **13-May-24**

Distance **1.83km**



**306/770A TOORAK ROAD GLEN
IRIS VIC 3146**

1 1 1

Sold Price **\$525,000** Sold Date **01-Mar-24**

Distance **0.93km**

RS = Recent sale

UN = Undisclosed Sale

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