

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

208/585 Burke Road, Camberwell Vic 3124

Indicative selling price

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

Range between \$800,000

&

\$880,000

Median sale price

Median price \$822,500

Property Type Unit

Suburb Camberwell

Period - From 07/08/2022

to

06/08/2023

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 | 113/585 Burke Rd CAMBERWELL 3124 | \$880,000 | 27/06/2023 |
| 2 | | | |
| 3 | | | |

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:

07/08/2023 19:24

208/585 Burke Road, Camberwell Vic 3124

A—Z

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Indicative Selling Price
\$800,000 - \$880,000
Median Unit Price
07/08/2022 - 06/08/2023: \$822,500



2 2 2

Property Type: Strata Unit/Flat
Agent Comments

Comparable Properties

113/585 Burke Rd CAMBERWELL 3124 (VG) **Agent Comments**

2 - -

Price: \$880,000
Method: Sale
Date: 27/06/2023
Property Type: Strata Unit/Flat

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.

Account - A-Z Real Estate Agency | P: 03 9815 1124



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