Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 5/999 Burke Road, Camberwell Vic 3124

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$620,000		&		\$680,000					
Median sale pi	rice									
Median price	\$795,000	Pro	operty Type	Unit			Suburb	Camberwell		
Period - From	09/03/2020	to	08/03/2021		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	610/4-14 Burke Av HAWTHORN EAST 3123	\$680,000	18/12/2020
2	302/20 Camberwell Rd HAWTHORN EAST 3123	\$660,000	29/01/2021
3	11/1245 Burke Rd KEW 3101	\$635,000	26/10/2020

OR

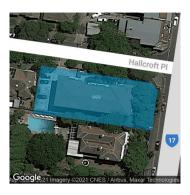
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

09/03/2021 14:23



woodards 🚾





Property Type: Agent Comments Nathan McNamara 9805 1111 0488 660 468 nmcnamara@woodards.com.au

Indicative Selling Price \$620,000 - \$680,000 Median Unit Price 09/03/2020 - 08/03/2021: \$795,000

Comparable Properties



610/4-14 Burke Av HAWTHORN EAST 3123 Agent Comments (REI)



Price: \$680,000 Method: Private Sale Date: 18/12/2020 Property Type: Apartment

Agent Comments



302/20 Camberwell Rd HAWTHORN EAST 3123 (REI)

Price: \$660,000 Method: Private Sale Date: 29/01/2021 Property Type: Apartment



11/1245 Burke Rd KEW 3101 (REI/VG)



Agent Comments

Price: \$635,000 Method: Private Sale Date: 26/10/2020 Property Type: Apartment

Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.