

# 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

5/999 Burke Road, Camberwell Vic 3124

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$620,000

&

\$680,000

### Median sale price

Median price \$795,000

Property Type Unit

Suburb Camberwell

Period - From 09/03/2020

to

08/03/2021

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	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

5/999 Burke Road, Camberwell Vic 3124

woodards 

Nathan McNamara

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**Indicative Selling Price**

\$620,000 - \$680,000

**Median Unit Price**

09/03/2020 - 08/03/2021: \$795,000



 2  1  2

**Property Type:**

**Agent Comments**

## Comparable Properties



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

**Agent Comments**

 2  1  1

**Price:** \$680,000

**Method:** Private Sale

**Date:** 18/12/2020

**Property Type:** Apartment



**302/20 Camberwell Rd HAWTHORN EAST 3123 (REI)**

**Agent Comments**

 2  2  1

**Price:** \$660,000

**Method:** Private Sale

**Date:** 29/01/2021

**Property Type:** Apartment



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

**Agent Comments**

 2  2  1

**Price:** \$635,000

**Method:** Private Sale

**Date:** 26/10/2020

**Property Type:** Apartment

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