

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

113/436 Burke Road, Camberwell Vic 3124

Indicative selling price

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

Single price

\$729,000

Median sale price

Median price

\$796,000

Property Type

Unit

Suburb

Camberwell

Period - From

17/06/2021

to

16/06/2022

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	108/436 Burke Rd CAMBERWELL 3124	\$740,000	10/02/2022
2	11/102-118 Camberwell Rd HAWTHORN EAST 3123	\$715,000	17/02/2022
3	202/309 Riversdale Rd HAWTHORN EAST 3123	\$705,000	06/04/2022

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:

17/06/2022 11:20



2
 2
 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$729,000

Median Unit Price

17/06/2021 - 16/06/2022: \$796,000

Comparable Properties



108/436 Burke Rd CAMBERWELL 3124
(REI/VG)

Agent Comments

2
 2
 1

Price: \$740,000

Method: Private Sale

Date: 10/02/2022

Property Type: Apartment



11/102-118 Camberwell Rd HAWTHORN EAST
3123 (REI)

Agent Comments

2
 2
 1

Price: \$715,000

Method: Sold Before Auction

Date: 17/02/2022

Property Type: Unit



202/309 Riversdale Rd HAWTHORN EAST
3123 (REI/VG)

Agent Comments

2
 2
 1

Price: \$705,000

Method: Private Sale

Date: 06/04/2022

Property Type: Apartment

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088