

# 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 211/436 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 \$630,000 & \$650,000

### Median sale price

Median price \$887,500 Property Type Unit Suburb Camberwell

Period - From 01/01/2021 to 31/12/2021 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	102/50 Seymour Gr CAMBERWELL 3124	\$645,000	07/10/2021
2	2/58 Cawkwell St MALVERN 3144	\$632,000	08/12/2021
3	9/247 Riversdale Rd HAWTHORN EAST 3123	\$630,000	09/11/2021

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: 22/02/2022 11:31



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**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$630,000 - \$650,000  
**Median Unit Price**  
Year ending December 2021: \$887,500

## Comparable Properties

**102/50 Seymour Gr CAMBERWELL 3124 (VG)**   Agent Comments

2   -   -

**Price:** \$645,000  
**Method:** Sale  
**Date:** 07/10/2021  
**Property Type:** Strata Unit/Flat



**2/58 Cawkwell St MALVERN 3144 (REI/VG)**   Agent Comments

2   1   1

**Price:** \$632,000  
**Method:** Private Sale  
**Date:** 08/12/2021  
**Property Type:** Apartment



**9/247 Riversdale Rd HAWTHORN EAST 3123 (REI/VG)**   Agent Comments

2   1   1

**Price:** \$630,000  
**Method:** Sold Before Auction  
**Date:** 09/11/2021  
**Property Type:** Apartment

Account - Wood Property | P: 03 8539 3333