

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Unit offered for sale

Address Including suburb and postcode	555 Burke Road, Camberwell
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/ underquoting (*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
2 Bed, 2 Bath	\$*	Or range between	\$780,000		\$858,000
2 Bed, 2 Bath	\$*	Or range between	\$850,000		\$935,000
2 Bed, 2 Bath	\$*	Or range between	\$950,000		\$1,045,000
3 Bed, 2 Bath	\$*	Or range between	\$1,300,000		\$1,430,000
3 Bed, 2 Bath	\$*	Or range between	\$1,700,000		\$1,870,000

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price	\$860,000	Suburb	Camberwell
Period - From	21/01/2019	To	20/01/2020
Source	Property Data		

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
2 Bed, 2 Bath	1/83 Carroll Crescent, Glen Iris	\$851,000	05/10/19
	G7/64 Anderson Road, Hawthorn East	\$850,000	03/09/19
	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.		

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
2 Bed, 2 Bath	G7/64 Anderson Road, Hawthorn East	\$850,000	03/09/19
	1002/770a Toorak Road, Glen Iris	\$880,000	09/11/19
	6/34 Alma Road, Camberwell	\$855,000	20/12/19

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
2 Bed, 2 Bath	G08/96 Camberwell Road, Hawthorn East	\$1,000,000	21/09/19
	207/1396 Malvern Road, Glen Iris	\$980,000	02/11/19
	5/71 Robinson Road, Hawthorn	\$980,000	23/09/19

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
3 Bed, 2 Bath	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.		
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OR

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

This Statement of Information was prepared on:

20/01/2020