

# 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 G20/828 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)

Price Range

\$460,000

&

\$485,000

### Median sale price

Median price

\$852,500

Property Type

House

Suburb

Camberwell (3124)

Period - From

31/07/2019

to

29/07/2020

Source

PDOL

### Comparable property sales

A

These are two 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

1008/377 BURWOOD ROAD, HAWTHORN VIC 3122	\$490,000	18/03/2020
107/96 CAMBERWELL ROAD, HAWTHORN EAST VIC 3123	\$480,000	22/06/2020

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: 16/11/2020