

220/828 Burke Road, Camberwell Vic 3124

Michael Scudds
8418-6455
0418 380 314
michael@sellinghomesmelbourne.com.au



Rooms:
Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$600,000 - \$640,000
Median Unit Price
September quarter 2018: \$725,000

Comparable Properties



405/38 Harold St HAWTHORN EAST 3123
(REI/VG)

Agent Comments



Price: \$662,001
Method: Private Sale
Date: 01/10/2018
Rooms: -
Property Type: Apartment



19/154-156 Rathmines Rd HAWTHORN EAST
3123 (VG)

Agent Comments



Price: \$610,000
Method: Sale
Date: 20/10/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



101/1045 Burke Rd HAWTHORN EAST 3123
(REI/VG)

Agent Comments



Price: \$585,000
Method: Private Sale
Date: 18/10/2018
Rooms: -
Property Type: Apartment

Statement of Information

michael@sellinghomemelbourne.com.au

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 220/828 Burke Road, Camberwell Vic 3124

Indicative selling price

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

Range between \$600,000 & \$640,000

Median sale price

Median price \$725,000 House Unit X Suburb Camberwell

Period - From 01/07/2018 to 30/09/2018 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	405/38 Harold St HAWTHORN EAST 3123	\$662,001	01/10/2018
2	19/154-156 Rathmines Rd HAWTHORN EAST 3123	\$610,000	20/10/2018
3	101/1045 Burke Rd HAWTHORN EAST 3123	\$585,000	18/10/2018

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.