

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

**Castran  
Gilbert**

castrangilbert.com.au

### Property offered for sale

Address

308 / 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)

Single Price:

\$449,000

### Median sale price

Median price

\$400,000

Property type

Unit

Suburb

CAMBERWELL VIC 3124

Period - From

30/03/2020

to

30/03/2021

Source

www.realestate.com.au

### Comparable property sales

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. G7/1011 Toorak Road, Camberwell Vic 3124	\$460,000	26/02/2021
2. G20/828 Burke Road, Camberwell Vic 3124	\$475,000	07/12/2020
3. G42/347 Camberwell Road, Camberwell Vic 3124	\$482,000	24/04/2021

This Statement of Information was prepared on:

12/05/2021