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

1/902 Toorak Road, Camberwell Vic 3124

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$825,000		&		\$850,000			
Median sale p	rice							
Median price	\$755,000	Pro	operty Type	Unit			Suburb	Camberwell
Period - From	01/04/2023	to	30/06/2023		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	3/1 Belmont Av GLEN IRIS 3146	\$835,000	06/05/2023
2	1/25 Iris Rd GLEN IRIS 3146	\$755,000	22/04/2023
3	2/15 Iris Rd GLEN IRIS 3146	\$750,000	25/02/2023

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:

24/07/2023 14:29









Property Type: Villa Agent Comments

Indicative Selling Price \$825,000 - \$850,000 **Median Unit Price** June quarter 2023: \$755,000

Comparable Properties



3/1 Belmont Av GLEN IRIS 3146 (REI/VG)



Price: \$835,000 Method: Auction Sale Date: 06/05/2023 Property Type: Unit

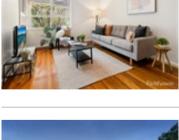
Agent Comments

Agent Comments



1/25 Iris Rd GLEN IRIS 3146 (REI/VG)





Price: \$755,000 Method: Auction Sale Date: 22/04/2023 Property Type: Unit

2/15 Iris Rd GLEN IRIS 3146 (REI/VG)



Agent Comments



Price: \$750.000 Method: Auction Sale Date: 25/02/2023 Property Type: Unit

Account - Jellis Craig | P: 03 9864 5000



propertydata

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