

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

103/1011 TOORAK ROAD CAMBERWELL VIC 3124

Indicative selling price

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

Single Price

or range
between

\$480,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$900,000

Property type

Unit

Suburb

Camberwell

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

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 6 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

103/565 CAMBERWELL ROAD CAMBERWELL VIC 3124	\$510,000	11-Oct-23
7/1295 TOORAK ROAD CAMBERWELL VIC 3124	\$565,000	10-Jan-24
12/995 BURKE ROAD CAMBERWELL VIC 3124	\$525,000	09-Dec-23

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 6 months.~~

This Statement of Information was prepared on: 14 March 2024



**103/565 CAMBERWELL ROAD
CAMBERWELL VIC 3124**

2 2 1

Sold Price **\$510,000** Sold Date **11-Oct-23**

Distance **0.58km**

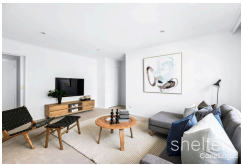


**7/1295 TOORAK ROAD
CAMBERWELL VIC 3124**

2 1 1

Sold Price ^{RS} **\$565,000** Sold Date **10-Jan-24**

Distance **1.9km**



**12/995 BURKE ROAD
CAMBERWELL VIC 3124**

2 1 1

Sold Price ^{RS} **\$525,000** Sold Date **09-Dec-23**

Distance **2.75km**

RS = Recent sale

UN = Undisclosed Sale

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