

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

1047 Toorak Road, Camberwell Vic 3124

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$2,415,000 Property Type House Suburb Camberwell

Period - From 15/01/2023 to 14/01/2024 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.

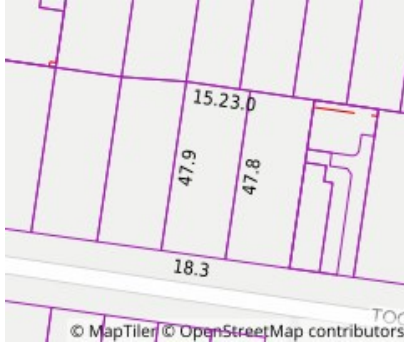
	Address of comparable property	Price	Date of sale
1	1002 Toorak Rd CAMBERWELL 3124	\$2,025,000	16/09/2023
2	237 Highfield Rd CAMBERWELL 3124	\$2,200,000	20/07/2023
3	83 Glen Iris Rd GLEN IRIS 3146	\$2,260,000	04/08/2023

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:

15/01/2024 13:58



Property Type: House
Land Size: 865.148 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,000,000 - \$2,200,000
Median House Price
 15/01/2023 - 14/01/2024: \$2,415,000

Comparable Properties



1002 Toorak Rd CAMBERWELL 3124 (REI/VG) Agent Comments



Price: \$2,025,000
Method: Auction Sale
Date: 16/09/2023
Property Type: House (Res)
Land Size: 696 sqm approx



237 Highfield Rd CAMBERWELL 3124 (REI/VG) Agent Comments



Price: \$2,200,000
Method: Private Sale
Date: 20/07/2023
Property Type: Land
Land Size: 852 sqm approx



83 Glen Iris Rd GLEN IRIS 3146 (REI/VG) Agent Comments



Price: \$2,260,000
Method: Private Sale
Date: 04/08/2023
Property Type: House
Land Size: 770 sqm approx

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017