

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

2/1295 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$920,000

Property type

Unit

Suburb

Camberwell

Period-from

01 May 2023

to

30 Apr 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

6/217A HIGHFIELD ROAD CAMBERWELL VIC 3124	\$540,000	30-Nov-23
3/1295 TOORAK ROAD CAMBERWELL VIC 3124	\$564,000	30-Apr-24
7/1295 TOORAK ROAD CAMBERWELL VIC 3124	\$565,000	10-Jan-24

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: 21 May 2024



**6/217A HIGHFIELD ROAD
CAMBERWELL VIC 3124**

2 1 1

Sold Price **\$540,000** Sold Date **30-Nov-23**

Distance **0.63km**



**3/1295 TOORAK ROAD
CAMBERWELL VIC 3124**

2 1 1

Sold Price ^{RS} **\$564,000** Sold Date **30-Apr-24**

Distance **0.02km**



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

2 1 1

Sold Price **\$565,000** Sold Date **10-Jan-24**

Distance **0.02km**

RS = Recent sale

UN = Undisclosed Sale

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