

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 202/1150 Toorak Road, Camberwell Vic 3124

Indicative selling price

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

Range between \$680,000 & \$720,000

Median sale price

Median price \$820,000 Property Type Unit Suburb Camberwell

Period - From 01/07/2022 to 30/06/2023 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	G02/25 Trent St GLEN IRIS 3146	\$865,000	25/07/2023
2	210/108 Glen Iris Rd GLEN IRIS 3146	\$695,000	28/05/2023
3	14/1295 Toorak Rd CAMBERWELL 3124	\$600,000	21/08/2023

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: 29/08/2023 11:54



🛏 2 🚿 2 🚗 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$680,000 - \$720,000

Median Unit Price

Year ending June 2023: \$820,000

Comparable Properties



G02/25 Trent St GLEN IRIS 3146 (REI)

Agent Comments

🛏 3 🚿 2 🚗 2

Price: \$865,000

Method: Private Sale

Date: 25/07/2023

Property Type: Apartment



210/108 Glen Iris Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

🛏 2 🚿 2 🚗 2

Price: \$695,000

Method: Private Sale

Date: 28/05/2023

Property Type: Apartment



14/1295 Toorak Rd CAMBERWELL 3124 (REI)

Agent Comments

🛏 2 🚿 2 🚗 1

Price: \$600,000

Method: Private Sale

Date: 21/08/2023

Property Type: Apartment

Account - J A Cain | P: 03 9805 2900 | F: 03 9805 2999