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	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$680,000		&		\$720,000			
Median sale p	rice							
Median price	\$820,000	Pro	operty Type	Unit			Suburb	Camberwell
Period - From	01/07/2022	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.

Ade	dress 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







Property Type: Apartment Agent Comments

9805 2900 0419 140 765 chris@jacain.com.au Indicative Selling Price

Christopher Cain

\$680,000 - \$720,000 Median Unit Price Year ending June 2023: \$820,000

Comparable Properties



G02/25 Trent St GLEN IRIS 3146 (REI)



Price: \$865,000 Method: Private Sale Date: 25/07/2023 Property Type: Apartment Agent Comments



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



Price: \$695,000 Method: Private Sale Date: 28/05/2023 Property Type: Apartment



14/1295 Toorak Rd CAMBERWELL 3124 (REI) Agent Comments



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





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