

# 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

311/1101 Toorak Road, Camberwell Vic 3124

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$480,000

&

\$520,000

### Median sale price

Median price

\$953,000

Property Type

Unit

Suburb

Camberwell

Period - From

01/01/2024

to

31/03/2024

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 | 217/1101 Toorak Rd CAMBERWELL 3124 | \$510,000 | 04/03/2024   |
| 2 |                                    |           |              |
| 3 |                                    |           |              |

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:

22/04/2024 13:53

311/1101 Toorak Road, Camberwell Vic 3124

Tim Heavyside  
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0403020404  
tim@heavyside.co



 2  2  1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$480,000 - \$520,000

**Median Unit Price**

March quarter 2024: \$953,000

## Comparable Properties



**217/1101 Toorak Rd CAMBERWELL 3124  
(REI/VG)**

Agent Comments

 2  2  1

**Price:** \$510,000

**Method:** Private Sale

**Date:** 04/03/2024

**Property Type:** Unit

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.

**Account - Heavyside**



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