

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 406/1101 Toorak Road, Camberwell Vic 3124

Indicative selling price

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

Range between \$740,000 & \$814,000

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	307/25 Trent St GLEN IRIS 3146	\$855,000	27/01/2024
2	202/1280 Toorak Rd CAMBERWELL 3124	\$799,000	02/04/2024
3	211/25 Trent St GLEN IRIS 3146	\$760,000	05/05/2024

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: 30/05/2024 11:06



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$740,000 - \$814,000

Median Unit Price

March quarter 2024: \$953,000

Comparable Properties



307/25 Trent St GLEN IRIS 3146 (REI/VG)

Agent Comments



Price: \$855,000

Method: Private Sale

Date: 27/01/2024

Property Type: Apartment



202/1280 Toorak Rd CAMBERWELL 3124 (REI/VG)

Agent Comments



Price: \$799,000

Method: Private Sale

Date: 02/04/2024

Property Type: Apartment



211/25 Trent St GLEN IRIS 3146 (REI)

Agent Comments



Price: \$760,000

Method: Private Sale

Date: 05/05/2024

Property Type: Apartment

Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000



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