

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 7/1306 Toorak Road, Camberwell Vic 3124

Indicative selling price

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

Range between \$560,000 & \$590,000

Median sale price

Median price \$715,000 Property Type Unit Suburb Camberwell

Period - From 23/02/2023 to 22/02/2024 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	6/68 Brinsley Rd CAMBERWELL 3124	\$667,000	01/02/2024
2	2/105 Wattle Valley Rd CAMBERWELL 3124	\$649,000	09/12/2023
3	7/9 Acheron Av CAMBERWELL 3124	\$625,000	23/09/2023

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: 23/02/2024 10:30



Rooms: 4

Property Type: Apartment

Agent Comments

Comparable Properties



6/68 Brinsley Rd CAMBERWELL 3124 (REI)

Agent Comments



Price: \$667,000

Method:

Date: 01/02/2024

Property Type: Apartment



2/105 Wattle Valley Rd CAMBERWELL 3124 (REI)

Agent Comments



Price: \$649,000

Method: Auction Sale

Date: 09/12/2023

Property Type: Apartment



7/9 Acheron Av CAMBERWELL 3124 (REI/VG)

Agent Comments



Price: \$625,000

Method: Auction Sale

Date: 23/09/2023

Property Type: Unit