

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

8/1277 Toorak Road, Camberwell Vic 3124

Indicative selling price

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

Range between \$585,000 & \$640,000

Median sale price

Median price \$710,000 Property Type Unit Suburb Camberwell

Period - From 16/04/2023 to 15/04/2024 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	4/13 Myrniong St GLEN IRIS 3146	\$605,000	27/10/2023
2	7/35 Acheron Av CAMBERWELL 3124	\$585,000	15/11/2023
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: 16/04/2024 10:11



 2  1  0

Rooms: 3
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$585,000 - \$640,000
Median Unit Price
16/04/2023 - 15/04/2024: \$710,000

Comparable Properties



4/13 Myrning St GLEN IRIS 3146 (VG)

Agent Comments

 2  -  -

Price: \$605,000
Method: Sale
Date: 27/10/2023
Property Type: Strata Unit/Flat



7/35 Acheron Av CAMBERWELL 3124 (REI/VG) **Agent Comments**

 2  1  1

Price: \$585,000
Method: Private Sale
Date: 15/11/2023
Property Type: Apartment

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 - Woodards | P: 03 9805 1111 | F: 03 9805 1199