

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

G01/1011 TOORAK ROAD CAMBERWELL VIC 3124

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$395,000

&

\$434,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$927,500

Property type

Unit

Suburb

Camberwell

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

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 6 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

407/347 CAMBERWELL ROAD CAMBERWELL VIC 3124	\$416,000	10-Nov-23
702/770D TOORAK ROAD GLEN IRIS VIC 3146	\$432,000	29-Jan-24
205/220 BURKE ROAD GLEN IRIS VIC 3146	\$422,000	16-Dec-23

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 6 months.

This Statement of Information was prepared on: 23 April 2024



**407/347 CAMBERWELL ROAD
CAMBERWELL VIC 3124**

1 1 1

Sold Price

\$416,000

Sold Date **10-Nov-23**

Distance

1.5km



**702/770D TOORAK ROAD GLEN
IRIS VIC 3146**

1 1 1

Sold Price

\$432,000

Sold Date **29-Jan-24**

Distance

1.76km



**205/220 BURKE ROAD GLEN IRIS
VIC 3146**

1 1 1

Sold Price

\$422,000

Sold Date **16-Dec-23**

Distance

1.53km

RS = Recent sale

UN = Undisclosed Sale

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