## 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	G01/1282 Toorak Road, Camberwell Vic 3124
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$680,000	&	\$740,000
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### Median sale price

Median price	\$953,000	Pro	perty Type	Jnit		Suburb	Camberwell
Period - From	01/01/2024	to	31/03/2024	S	ource	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

Address of comparable property		Price	Date of sale
1	6/1021 Toorak Rd CAMBERWELL 3124	\$711,000	19/02/2024
2	9/105 Wattle Valley Rd CAMBERWELL 3124	\$699,000	14/10/2023
3	101/1280 Toorak Rd CAMBERWELL 3124	\$680,000	23/09/2023

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	19/04/2024 09:43



#### WHITEFOX

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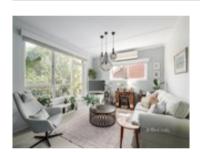




Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$680,000 - \$740,000 Median Unit Price March quarter 2024: \$953,000

# Comparable Properties



6/1021 Toorak Rd CAMBERWELL 3124 (REI)

2 **-** 4 **-** 2

**Price:** \$711,000

Method: Sold Before Auction

Date: 19/02/2024

Property Type: Apartment

Agent Comments



9/105 Wattle Valley Rd CAMBERWELL 3124

(REI/VG)

**=** 2

**-**

Price: \$699,000 Method: Auction Sale Date: 14/10/2023

Property Type: Unit

**Agent Comments** 



101/1280 Toorak Rd CAMBERWELL 3124

(REI/VG)

**-**2

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Price: \$680,000 Method: Private Sale Date: 23/09/2023

Property Type: Apartment

Agent Comments

Account - Whitefox Real Estate | P: 96459699



