

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 G02/1011 Toorak Road, Camberwell Vic 3124

Indicative selling price

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

Range between \$390,000 & \$400,000

Median sale price

Median price \$899,000 Property Type Unit Suburb Camberwell

Period - From 01/10/2023 to 31/12/2023 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	801/770b Toorak Rd GLEN IRIS 3146	\$410,000	12/12/2023
2	407/347 Camberwell Rd CAMBERWELL 3124	\$410,000	14/11/2023
3	7/63 Edgar St.N GLEN IRIS 3146	\$395,000	21/02/2024

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: 13/03/2024 09:35



Rooms: 2

Property Type: Apartment

Agent Comments

Discover lifestyle perfection in this spacious, contemporary one-bedroom apartment nestled in a quality-built complex, boasting a deluxe kitchen, expansive living and dining areas flowing onto a generous entertaining terrace.

Indicative Selling Price

\$390,000 - \$400,000

Median Unit Price

December quarter 2023: \$899,000

Comparable Properties

801/770b Toorak Rd GLEN IRIS 3146 (VG)

Agent Comments



Price: \$410,000

Method: Sale

Date: 12/12/2023

Property Type: Strata Unit/Flat



407/347 Camberwell Rd CAMBERWELL 3124 (REI)

Agent Comments



Price: \$410,000

Method: Private Sale

Date: 14/11/2023

Property Type: Apartment



7/63 Edgar St.N GLEN IRIS 3146 (REI)

Agent Comments



Price: \$395,000

Method: Private Sale

Date: 21/02/2024

Property Type: Apartment

Account - Shelter Real Estate | P: 03 9889 3990