### 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	3/926 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 \$745,000	&	\$800,000
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#### Median sale price

Median price	\$818,000	Pro	perty Type	Jnit		Suburb	Camberwell
Period - From	01/04/2019	to	30/06/2019	Sc	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	2/46 Summerhill Rd GLEN IRIS 3146	\$807,000	03/08/2019
2	2/13 Estella St GLEN IRIS 3146	\$757,500	28/05/2019
3	4/530 Tooronga Rd HAWTHORN EAST 3123	\$755,000	21/09/2019

#### 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:	18/10/2019 09:49



# woodards w

Anthony Smith 9805 1111 0419 888 980 asmith@woodards.com.au

Indicative Selling Price \$745,000 - \$800,000 Median Unit Price June quarter 2019: \$818,000





**Property Type:** Unit Agent Comments

# Comparable Properties

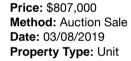


2/46 Summerhill Rd GLEN IRIS 3146 (REI/VG)

**₽** 1

Agent Comments

Older villa unit in block of 4. Rear deck and LUG.





2/13 Estella St GLEN IRIS 3146 (REI/VG)

**––** 2

- (KEI/VO)

Agent Comments

Older villa with updates and carport

Price: \$757,500 Method: Private Sale Date: 28/05/2019 Property Type: Villa



4/530 Tooronga Rd HAWTHORN EAST 3123

(REI)

**-**2

**-**

*⊊*3.

Agent Comments

Older villa unit in block of 6 with LUG.

Price: \$755,000 Method: Auction Sale Date: 21/09/2019 Property Type: Unit

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



