

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

3/926 Toorak Road, Camberwell Vic 3124

Indicative selling price

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

Range between \$745,000

&

\$800,000

Median sale price

Median price \$818,000

Property Type Unit

Suburb Camberwell

Period - From 01/04/2019

to 30/06/2019

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	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 comparable properties 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

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



 2  1  1

Property Type: Unit

Agent Comments

Comparable Properties



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

 2  1  1

Price: \$807,000

Method: Auction Sale

Date: 03/08/2019

Property Type: Unit

Agent Comments

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



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

 2  1  -

Price: \$757,500

Method: Private Sale

Date: 28/05/2019

Property Type: Villa

Agent Comments

Older villa with updates and carport



4/530 Tooronga Rd HAWTHORN EAST 3123 (REI)

 2  1  1

Price: \$755,000

Method: Auction Sale

Date: 21/09/2019

Property Type: Unit

Agent Comments

Older villa unit in block of 6 with LUG.