

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 5/1282 Toorak Road, Camberwell Vic 3124

Indicative selling price

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

Single price \$795,000

Median sale price

Median price \$890,000 Property Type Unit Suburb Camberwell
Period - From 01/04/2022 to 31/03/2023 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	6/1571 Malvern Rd GLEN IRIS 3146	\$825,000	25/05/2023
2	4/8 Cooalongatta Rd CAMBERWELL 3124	\$770,000	20/05/2023
3	203/69 Aintree Rd GLEN IRIS 3146	\$770,000	29/06/2023

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.~~

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5/1282 Toorak Road, Camberwell Vic 3124

WHITEFOX

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Indicative Selling Price

\$795,000

Median Unit Price

Year ending March 2023: \$890,000



 2  2  1

Property Type: Apartment

Agent Comments

Comparable Properties



6/1571 Malvern Rd GLEN IRIS 3146 (REI)

Agent Comments

 2  2  2

Price: \$825,000

Method: Private Sale

Date: 25/05/2023

Property Type: Apartment



4/8 Cooloongatta Rd CAMBERWELL 3124 (REI/VG)

Agent Comments

 2  1  1

Price: \$770,000

Method: Auction Sale

Date: 20/05/2023

Property Type: Unit



203/69 Aintree Rd GLEN IRIS 3146 (REI)

Agent Comments

 2  2  2

Price: \$770,000

Method: Sold Before Auction

Date: 29/06/2023

Property Type: Apartment

Account - Whitefox Real Estate | P: 96459699



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