

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

210/1101 TOORAK ROAD CAMBERWELL VIC 3124

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$430,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$930,000

Property type

Unit

Suburb

Camberwell

Period-from

01 Dec 2023

to

30 Nov 2024

Source

Corelogic

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 6 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

108/1101 TOORAK ROAD CAMBERWELL VIC 3124	\$480,000	25-Jun-24
311/1101 TOORAK ROAD CAMBERWELL VIC 3124	\$467,500	21-Jun-24
109/1101 TOORAK ROAD CAMBERWELL VIC 3124	\$490,000	07-Jun-24

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 6 months.~~

This Statement of Information was prepared on: 06 December 2024



**108/1101 TOORAK ROAD
CAMBERWELL VIC 3124**

2 2 1

Sold Price **\$480,000** Sold Date **25-Jun-24**

Distance **0km**



**311/1101 TOORAK ROAD
CAMBERWELL VIC 3124**

2 2 -

Sold Price **\$467,500** Sold Date **21-Jun-24**

Distance **0km**



**109/1101 TOORAK ROAD
CAMBERWELL VIC 3124**

2 2 1

Sold Price **\$490,000** Sold Date **07-Jun-24**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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