

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

Brand New 2 bedroom apartment 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

\$680,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,625,000

Property type

Other

Suburb

Camberwell

Period-from

01 Apr 2022

to

31 Mar 2023

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

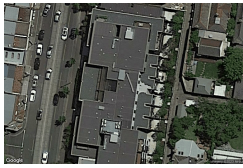
Date of sale

G02/828 BURKE ROAD CAMBERWELL VIC 3124	\$653,000	12-Apr-22
102/50 SEYMOUR GROVE CAMBERWELL VIC 3124	\$645,000	07-Oct-21
4/1295 TOORAK ROAD CAMBERWELL VIC 3124	\$645,000	01-Apr-22

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: 07 April 2023



**G02/828 BURKE ROAD
 CAMBERWELL VIC 3124**

 2  2  1

Sold Price **\$653,000** Sold Date **12-Apr-22**

Distance **3.91km**

Slightly smaller in size then advertised property



**102/50 SEYMOUR GROVE
 CAMBERWELL VIC 3124**

 2  2  1

Sold Price **\$645,000** Sold Date **07-Oct-21**

Distance **3.01km**

Slightly smaller in size then advertised property



**4/1295 TOORAK ROAD
 CAMBERWELL VIC 3124**

 2  2  1

Sold Price Sold Date **01-Apr-22**

Distance **0.16km**

Slightly smaller in size then advertised property

RS = Recent sale UN = Undisclosed Sale

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