Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address	8/1277 Toorak Road, Camberwell Vic 3124
Including suburb and	
postcode	

Indicative selling price

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

Trange between \$550,000 \$\ \tag{\pi_355,000}	Range between	\$550,000	&	\$595,000
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Median sale price

Median price	\$862,500	Pro	perty Type Uni	t		Suburb	Camberwell
Period - From	01/04/2023	to	31/03/2024	So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	7/35 Acheron Av CAMBERWELL 3124	\$585,000	15/11/2023
2	7/1306 Toorak Rd CAMBERWELL 3124	\$578,000	20/03/2024
3			

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:	13/05/2024 14:04
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Date of sale



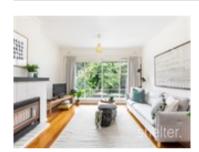




Property Type: Apartment Agent Comments

Indicative Selling Price \$550,000 - \$595,000 Median Unit Price Year ending March 2024: \$862,500

Comparable Properties



7/35 Acheron Av CAMBERWELL 3124 (REI/VG) Agent Comments

- 2 **-** 1 (

Price: \$585,000 Method: Private Sale Date: 15/11/2023

Property Type: Apartment



7/1306 Toorak Rd CAMBERWELL 3124 (REI)

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Price: \$578,000

Method: Sold Before Auction

Date: 20/03/2024

Property Type: Apartment

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.

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





Agent Comments