

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 8/1295 Toorak Road, Camberwell, VIC 3124

Indicative selling price

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

Single price or range between \$375,000 & \$395,000

Median sale price

Median price \$980,750 Property type Unit Suburb CAMBERWELL
Period - From 05/08/2023 to 04/08/2024 Source core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 G1/565 Camberwell Road Camberwell Vic 3124	\$322,500	2024-04-11
2 101/1011 Toorak Road Camberwell Vic 3124	\$380,000	2024-05-31
3 511/1101 Toorak Road Camberwell Vic 3124	\$370,000	2024-03-14

This Statement of Information was prepared on: 05/08/2024

