

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

7/1349 Toorak Road, Camberwell Vic 3124

Indicative selling price

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

Range between \$650,000 & \$690,000

Median sale price

Median price \$727,500 Property Type Unit Suburb Camberwell

Period - From 08/02/2021 to 07/02/2022 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	4/425 Warrigal Rd BURWOOD 3125	\$660,000	11/09/2021
2			
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: 08/02/2022 17:03



 3  1  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$650,000 - \$690,000

Median Unit Price

08/02/2021 - 07/02/2022: \$727,500

Comparable Properties



4/425 Warrigal Rd BURWOOD 3125 (REI/VG)

 2  1  1

Price: \$660,000

Method: Auction Sale

Date: 11/09/2021

Property Type: Townhouse (Res)

Agent Comments

The same property type (2 level, townhouse situated within a complex). Similar Bed, Bath and Car numbers.

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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