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

103/890 Toorak Road, Camberwell Vic 3124

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ing		
Range betweer	\$1,498,000		&		\$1,645,000			
Median sale p	rice							
Median price	\$875,000	Pro	operty Type	Unit			Suburb	Camberwell
Period - From	23/01/2023	to	22/01/2024		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.

Ad	dress of comparable property	Price	Date of sale
1	G3/1565 Malvern Rd GLEN IRIS 3146	\$1,930,000	19/10/2023
2	201/437 Camberwell Rd CAMBERWELL 3124	\$1,525,000	06/12/2023
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:

23/01/2024 12:58









Property Type: Apartment Agent Comments

Indicative Selling Price \$1,498,000 - \$1,645,000 Median Unit Price 23/01/2023 - 22/01/2024: \$875,000

Comparable Properties



G3/1565 Malvern Rd GLEN IRIS 3146 (REI/VG) Agent Comments



Price: \$1,930,000 Method: Private Sale Date: 19/10/2023 Property Type: Unit



201/437 Camberwell Rd CAMBERWELL 3124 Agent Comments (REI)



Price: \$1,525,000 Method: Sold Before Auction Date: 06/12/2023 Property Type: Unit

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 - VICPROP

propertydata



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