

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

103/1011 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

or range
between

\$460,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$927,500

Property type

Unit

Suburb

Camberwell

Period-from

01 Apr 2023

to

31 Mar 2024

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

217/1101 TOORAK ROAD CAMBERWELL VIC 3124	\$510,000	04-Mar-24
203/565 CAMBERWELL ROAD CAMBERWELL VIC 3124	\$500,000	18-Mar-24
123/25 TRENT STREET GLEN IRIS VIC 3146	\$450,000	02-Nov-23

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: 15 April 2024

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**217/1101 TOORAK ROAD
CAMBERWELL VIC 3124**

2 2 1

Sold Price **\$510,000** Sold Date **04-Mar-24**

Distance **0.77km**



**203/565 CAMBERWELL ROAD
CAMBERWELL VIC 3124**

2 1 1

Sold Price ^{RS} **\$500,000** ^{UN} Sold Date **18-Mar-24**

Distance **0.58km**



**123/25 TRENT STREET GLEN IRIS
VIC 3146**

2 1 1

Sold Price **\$450,000** Sold Date **02-Nov-23**

Distance **1.38km**

RS = Recent sale

UN = Undisclosed Sale

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