

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

7/1295 Toorak Road, Camberwell Vic 3124

Indicative selling price

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

Single price \$585,000

Median sale price

Median price \$744,000

Property Type Unit

Suburb Camberwell

Period - From 27/11/2022

to 26/11/2023

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	9/105 Wattle Valley Rd CAMBERWELL 3124	\$699,000	14/10/2023
2	201/1282 Toorak Rd CAMBERWELL 3124	\$640,000	14/07/2023
3	14/1295 Toorak Rd CAMBERWELL 3124	\$600,000	21/08/2023

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:

27/11/2023 08:30

7/1295 Toorak Road, Camberwell Vic 3124

Tim Heavyside
94703390
0403020404
tim@heavyside.co



 2  1  1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$585,000

Median Unit Price
27/11/2022 - 26/11/2023: \$744,000

Comparable Properties



9/105 Wattle Valley Rd CAMBERWELL 3124 (REI)

Agent Comments

 2  1  1

Price: \$699,000
Method: Auction Sale
Date: 14/10/2023
Property Type: Unit

201/1282 Toorak Rd CAMBERWELL 3124 (VG)

Agent Comments

 2  -  -

Price: \$640,000
Method: Sale
Date: 14/07/2023
Property Type: Strata Unit/Flat



14/1295 Toorak Rd CAMBERWELL 3124 (REI/VG)

Agent Comments

 2  2  1

Price: \$600,000
Method: Private Sale
Date: 21/08/2023
Property Type: Apartment

Account - Heavyside



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