

## 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

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price

### Median sale price

Median price  Property type  Suburb   
 Period - From  to  Source

### 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. 8/1311 Toorak Road, Camberwell	\$896,000	24/09/2024
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:

## Comparable properties



**\$896,000**

8/1311 Toorak Road, Camberwell, Victoria

DATE: 28/09/2024

PROPERTY TYPE: UNIT

 3    2  
 2    sqm x

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## Our Difference



Average of only 21 days on market



We pay your marketing fees



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