

# 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

1316-1318 Toorak Road, Camberwell Vic 3124

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,850,000

&

\$1,990,000

### Median sale price

Median price \$2,607,500

Property Type House

Suburb Camberwell

Period - From 10/01/2022

to

09/01/2023

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	6 French St CAMBERWELL 3124	\$1,940,000	13/09/2022
2	103 Warrigal Rd SURREY HILLS 3127	\$1,810,000	03/12/2022
3	2 Outlook Dr CAMBERWELL 3124	\$1,800,000	14/11/2022

**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:

10/01/2023 13:31