

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

207/1101 Toorak Road, Camberwell Vic 3124

Indicative selling price

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

Single price

\$499,000

Median sale price

Median price

\$757,500

Property Type

Unit

Suburb

Camberwell

Period - From

05/07/2022

to

04/07/2023

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	107/1101 Toorak Rd CAMBERWELL 3124	\$500,000	22/04/2023
2	309/1101 Toorak Rd CAMBERWELL 3124	\$486,500	27/06/2023
3	312/1101 Toorak Rd CAMBERWELL 3124	\$460,000	15/04/2023

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:

05/07/2023 10:27



 2
  2
  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$499,000

Median Unit Price

05/07/2022 - 04/07/2023: \$757,500

Comparable Properties



107/1101 Toorak Rd CAMBERWELL 3124 (REI) **Agent Comments**

 2
  2
  1

Price: \$500,000

Method: Private Sale

Date: 22/04/2023

Property Type: Unit



309/1101 Toorak Rd CAMBERWELL 3124 (REI) **Agent Comments**

 2
  2
  1

Price: \$486,500

Method: Private Sale

Date: 27/06/2023

Property Type: Apartment



312/1101 Toorak Rd CAMBERWELL 3124 (REI/VG)

Agent Comments

 2
  2
  1

Price: \$460,000

Method: Private Sale

Date: 15/04/2023

Property Type: Unit

Account - Woodards | P: 03 9894 1000 | F: 03 9894 8111