

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

109/1101 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

\$499,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$920,000

Property type

Unit

Suburb

Camberwell

Period-from

01 May 2023

to

30 Apr 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

203/565 CAMBERWELL ROAD CAMBERWELL VIC 3124	\$500,000	18-Mar-24
217/1101 TOORAK ROAD CAMBERWELL VIC 3124	\$510,000	04-Mar-24
206/218 HIGH STREET ASHBURTON VIC 3147	\$510,000	20-May-24

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: 31 May 2024



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

2 1 1

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

Distance **0.43km**



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

2 2 1

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

Distance **0km**



**206/218 HIGH STREET
ASHBURTON VIC 3147**

2 1 1

Sold Price ^{RS} **\$510,000** ^{UN} Sold Date **20-May-24**

Distance **1.8km**

RS = Recent sale

UN = Undisclosed Sale

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