

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

945 Toorak Road, Camberwell Vic 3124

Indicative selling price

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

Single price

\$2,200,000

Median sale price

Median price

\$2,420,000

Property Type

House

Suburb

Camberwell

Period - From

09/10/2020

to

08/10/2021

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	14a Peate Av GLEN IRIS 3146	\$2,210,000	07/10/2021
2	3 Eddy St CAMBERWELL 3124	\$2,180,000	20/09/2021
3	387 Burke Rd GLEN IRIS 3146	\$2,115,000	26/06/2021

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:

09/10/2021 12:45



 4  3  2

Property Type: House

Agent Comments

Indicative Selling Price

\$2,000,000

Median House Price

09/10/2020 - 08/10/2021: \$2,420,000

Comparable Properties



14a Peate Av GLEN IRIS 3146 (REI)

 3  2  3

Price: \$2,210,000

Method: Auction Sale

Date: 07/10/2021

Property Type: House

Land Size: 505 sqm approx

Agent Comments

A slightly larger allotment of land; however, the home is attached and not as large.



3 Eddy St CAMBERWELL 3124 (REI)

 4  2  2

Price: \$2,180,000

Method: Private Sale

Date: 20/09/2021

Property Type: House

Land Size: 564 sqm approx

Agent Comments

A larger allotment of land; however, the home requires updating.



387 Burke Rd GLEN IRIS 3146 (REI/VG)

 4  2  4

Price: \$2,115,000

Method: Auction Sale

Date: 26/06/2021

Property Type: House (Res)

Land Size: 627 sqm approx

Agent Comments

A larger allotment of land; however, a busier position and arguably the renovation is older.

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