

# 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

4/1311 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)

Single price

\$900,000

### Median sale price

Median price

\$860,000

Property Type

Unit

Suburb

Camberwell

Period - From

01/07/2019

to

30/09/2019

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	3/1311 Toorak Rd CAMBERWELL 3124	\$960,000	14/06/2019
2	8/19 Trent St GLEN IRIS 3146	\$925,000	20/07/2019
3	18 Monde St CAMBERWELL 3124	\$880,000	13/07/2019

**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:

21/10/2019 08:24



3 2 2

**Rooms:** 4  
**Property Type:** TownHouse  
**Agent Comments**

**Indicative Selling Price**  
\$900,000

**Median Unit Price**  
September quarter 2019: \$860,000

## Comparable Properties



**3/1311 Toorak Rd CAMBERWELL 3124 (REI)**

**Agent Comments**

3 2 2

**Price:** \$960,000  
**Method:** Sold Before Auction  
**Date:** 14/06/2019  
**Rooms:** 6  
**Property Type:** Townhouse (Res)



**8/19 Trent St GLEN IRIS 3146 (REI)**

**Agent Comments**

3 2 2

**Price:** \$925,000  
**Method:** Private Sale  
**Date:** 20/07/2019  
**Property Type:** Townhouse (Single)



**18 Monde St CAMBERWELL 3124 (REI)**

**Agent Comments**

3 2 2

**Price:** \$880,000  
**Method:** Private Sale  
**Date:** 13/07/2019  
**Property Type:** Townhouse (Single)