Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sa	e
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Address	4/1311 Toorak Road, Camberwell Vic 3124
Including suburb and	
postcode	

Indicative selling price

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

Single price \$900,000

Median sale price

Median price	\$860,000	Pro	perty Type Ur	nit		Suburb	Camberwell
Period - From	01/07/2019	to	30/09/2019	So	ource	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

Aut	areas or comparable property	1 1100	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



Date of sale

hockingstuart





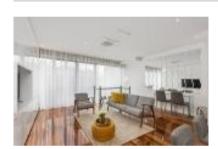
Rooms: 4

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)

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Agent Comments

Price: \$960,000

Method: Sold Before Auction

Date: 14/06/2019 **Rooms:** 6

Rooms: 6

Property Type: Townhouse (Res)



8/19 Trent St GLEN IRIS 3146 (REI)

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A 2

Price: \$925,000 Method: Private Sale Date: 20/07/2019

Property Type: Townhouse (Single)

Agent Comments



18 Monde St CAMBERWELL 3124 (REI)

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A

Price: \$880,000 Method: Private Sale Date: 13/07/2019

Property Type: Townhouse (Single)

Agent Comments

Account - hockingstuart | P: 03 9830 7000 | F: 03 9830 7017



