





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



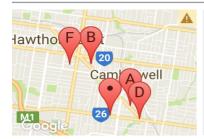
1011 TOORAK ROAD, CAMBERWELL, VIC 🕮 1 🕒 1 🚓 1

Indicative Selling Price

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

\$380,000 to \$420,000 Price Range:

MEDIAN SALE PRICE



CAMBERWELL, VIC, 3124

Suburb Median Sale Price (Unit)

\$752,000

01 October 2016 to 30 September 2017

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



113/565 CAMBERWELL RD, CAMBERWELL, VIC 🕮 1 😩 1 🚓 1







Sale Price

\$360,000

Sale Date: 06/10/2017

Distance from Property: 588m





347 CAMBERWELL RD, CAMBERWELL, VIC







Sale Price

*\$411,000

Sale Date: 23/10/2017

Distance from Property: 1.6km





347 CAMBERWELL RD, CAMBERWELL, VIC







Sale Price

\$411.000

Sale Date: 09/10/2017

Distance from Property: 1.6km







511/1101 TOORAK RD, CAMBERWELL, VIC 🕮 1 😓 1 🚓 1







Sale Price

\$407,000

Sale Date: 27/09/2017

Distance from Property: 778m





347 CAMBERWELL RD, CAMBERWELL, VIC







Sale Price

\$417,500

Sale Date: 08/09/2017

Distance from Property: 1.6km





10/76 CAMPBELL RD, HAWTHORN EAST, VIC 🚊 1 😓 1 🚓 1







Sale Price

*\$395,000

Sale Date: 01/07/2017

Distance from Property: 1.8km



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

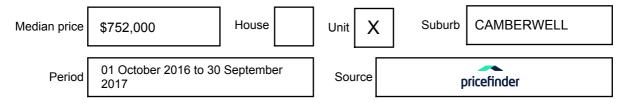
Address Including suburb and postcode	1011 TOORAK ROAD, CAMBERWELL, VIC 3124
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Indicative selling price

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

Price Range: \$380,000 to \$420,000

Median sale price



Comparable property sales

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
113/565 CAMBERWELL RD, CAMBERWELL, VIC 3124	\$360,000	06/10/2017
347 CAMBERWELL RD, CAMBERWELL, VIC 3124	*\$411,000	23/10/2017
347 CAMBERWELL RD, CAMBERWELL, VIC 3124	\$411,000	09/10/2017
511/1101 TOORAK RD, CAMBERWELL, VIC 3124	\$407,000	27/09/2017

347 CAMBERWELL RD, CAMBERWELL, VIC 3124	\$417,500	08/09/2017
10/76 CAMPBELL RD, HAWTHORN EAST, VIC 3123	*\$395,000	01/07/2017