

# STATEMENT OF INFORMATION

1011 TOORAK ROAD, CAMBERWELL, VIC 3124

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## 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](http://consumer.vic.au/underquoting)

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

## 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**

1 1 1

Sale Price

**\*\$411,000**

Sale Date: 23/10/2017

Distance from Property: 1.6km



**347 CAMBERWELL RD, CAMBERWELL, VIC**

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Sale Price

**\$411,000**

Sale Date: 09/10/2017

Distance from Property: 1.6km



This report has been compiled on 14/12/2017 by Wayne Hutchinson. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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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

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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

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

\$380,000 to \$420,000

Median sale price

Median price

\$752,000

House

Unit

X


Suburb

CAMBERWELL

Period

01 October 2016 to 30 September 2017

Source



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