

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

6/1306 Toorak Road Camberwell VIC 3124

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$600,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$752,000

Property type

Unit

Suburb

Camberwell

Period-from

01 Sep 2018

to

31 Aug 2019

Source

Corelogic

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 6 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

3/20 Alfred Road Glen Iris VIC 3146	\$600,000	14-Apr-19
2/1 Glencairn Avenue Camberwell VIC 3124	\$672,000	13-Jul-19
2/12 Station Avenue Glen Iris VIC 3146	\$625,000	06-Apr-19

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 6 months.~~

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3/20 Alfred Road Glen Iris VIC 3146 Sold Price **\$600,000** Sold Date **14-Apr-19**

2 1 1

Distance **0.18km**



2/1 Glencairn Avenue Camberwell VIC 3124 Sold Price **\$672,000** Sold Date **13-Jul-19**

2 1 1

Distance **0.76km**



2/12 Station Avenue Glen Iris VIC 3146 Sold Price **\$625,000** Sold Date **06-Apr-19**

2 1 1

Distance **0.91km**

RS = Recent sale

UN = Undisclosed Sale

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