

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 G01/1282 Toorak Road, Camberwell Vic 3124

Indicative selling price

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

Range between \$600,000 & \$660,000

Median sale price

Median price \$953,000 Property Type Unit Suburb Camberwell

Period - From 01/01/2024 to 31/03/2024 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	5/44 High Street Rd ASHWOOD 3147	\$660,000	27/03/2024
2	7/67 Wattle Valley Rd CANTERBURY 3126	\$650,000	01/02/2024
3	201/108 Glen Iris Rd GLEN IRIS 3146	\$630,000	16/01/2024

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: 26/06/2024 08:49



 2
  2
  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$600,000 - \$660,000

Median Unit Price

March quarter 2024: \$953,000

Comparable Properties

5/44 High Street Rd ASHWOOD 3147 (VG)

Agent Comments

 1
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Price: \$660,000

Method: Sale

Date: 27/03/2024

Property Type: Flat/Unit/Apartment (Res)



7/67 Wattle Valley Rd CANTERBURY 3126 (REI/VG)

Agent Comments

 2
  1
  1

Price: \$650,000

Method: Sold Before Auction

Date: 01/02/2024

Property Type: Apartment

201/108 Glen Iris Rd GLEN IRIS 3146 (VG)

Agent Comments

 2
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  -

Price: \$630,000

Method: Sale

Date: 16/01/2024

Property Type: Strata Unit/Flat

Account - Whitefox Real Estate | P: 96459699



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