

# 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

101/1280 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)

Range between \$640,000

&

\$660,000

### Median sale price

Median price \$755,000

Property Type Unit

Suburb Camberwell

Period - From 01/04/2023

to 30/06/2023

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	3/35 Acheron Av CAMBERWELL 3124	\$675,000	06/05/2023
2	6/35 Lithgow St GLEN IRIS 3146	\$610,000	04/03/2023
3			

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:

23/08/2023 13:11

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**Indicative Selling Price**

\$640,000 - \$660,000

**Median Unit Price**

June quarter 2023: \$755,000



 2  2  1

**Property Type:** Apartment

**Agent Comments**

Balcony facing north direction. Bedroom and living area facing east direction. 3 split system air conditioning 1 Basement car park with storage area Low density only two levels upper Good condition! Must inspect!

## Comparable Properties



**3/35 Acheron Av CAMBERWELL 3124 (REI/VG)** Agent Comments

 2  1  1

**Price:** \$675,000

**Method:** Auction Sale

**Date:** 06/05/2023

**Property Type:** Apartment



**6/35 Lithgow St GLEN IRIS 3146 (REI/VG)** Agent Comments

 2  1  1

**Price:** \$610,000

**Method:** Auction Sale

**Date:** 04/03/2023

**Property Type:** Unit

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.

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