

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

1283 Toorak Road, Camberwell Vic 3124

Indicative selling price

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

Single price

\$1,800,000

Median sale price

Median price

\$2,565,000

Property Type

House

Suburb

Camberwell

Period - From

01/04/2021

to

30/06/2021

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	1319 Toorak Rd, Camberwell, Vic 3124, Australia	\$1,850,000	10/08/2021
2	10 Yeovil Rd GLEN IRIS 3146	\$1,985,000	01/05/2021
3	226 Warrigal Rd CAMBERWELL 3124	\$1,573,000	20/03/2021

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:

16/08/2021 16:23



Rooms: 1
Property Type: House
Land Size: 691 sqm approx
 Agent Comments

Indicative Selling Price

\$1,800,000

Median House Price

June quarter 2021: \$2,565,000

Comparable Properties



1319 Toorak Rd, Camberwell, Vic 3124, Australia (REI)



Price: \$1,850,000
Method:
Date: 10/08/2021
Property Type: House

Agent Comments

Land size 717sqm (approx.) Distance 350m (approx.)



10 Yeovil Rd GLEN IRIS 3146 (REI/VG)



Price: \$1,985,000
Method: Auction Sale
Date: 01/05/2021
Property Type: House (Res)
Land Size: 660 sqm approx

Agent Comments



226 Warrigal Rd CAMBERWELL 3124 (REI/VG)



Price: \$1,573,000
Method: Auction Sale
Date: 20/03/2021
Property Type: House (Res)
Land Size: 672 sqm approx

Agent Comments

Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199