



3 2 2

Rooms:

Property Type: Strata Unit

Land Size: 247 sqm approx

Agent Comments

This three bedroom, 2 bathroom town residence's rear position via Webb Street ensures peace and privacy match it's surprising size and easy convenience. In a secure group, its immaculate spaces are enhanced by a landscaped garden with remote double garage.

Comparable Properties

4/1 Through Rd CAMBERWELL 3124 (VG)

Agent Comments

3 - -

Price: \$930,000

Method: Sale

Date: 18/03/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

2/1675 Malvern Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

3 2 1

Price: \$905,000

Method: Auction Sale

Date: 25/03/2017

Rooms: -

Property Type: Villa

Land Size: 238 sqm approx



6/4 Hillside Pde GLEN IRIS 3146 (REI/VG)

Agent Comments

3 1 1

Price: \$820,000

Method: Auction Sale

Date: 01/04/2017

Rooms: -

Property Type: Townhouse (Res)

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

5/1024 Toorak Road, Camberwell Vic 3124

Indicative selling price

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

Range between \$800,000

&

\$880,000

Median sale price

Median price \$855,000

Unit

X

Suburb

Camberwell

Period - From 01/04/2017

to

30/06/2017

Source REIV

Comparable property sales

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
4/1 Through Rd CAMBERWELL 3124	\$930,000	18/03/2017
2/1675 Malvern Rd GLEN IRIS 3146	\$905,000	25/03/2017
6/4 Hillside Pde GLEN IRIS 3146	\$820,000	01/04/2017