

Cathryn Honor 9809 2000 0411 268 851 cathryn.honor@noeljones.com.au

> **Indicative Selling Price** \$800,000 - \$880,000 **Median Unit Price** June quarter 2017: \$855,000

Rooms:

Property Type: Strata Unit Land Size: 247 sqm approx

**Agent Comments** 

**=**3

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 enhancedby a landscaped garden with remote double garage.

# Comparable Properties

4/1 Through Rd CAMBERWELL 3124 (VG)

**-**3

Price: \$930,000 Method: Sale Date: 18/03/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

**Agent Comments** 

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

**-**3



**Agent Comments** 

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)

**--** 3



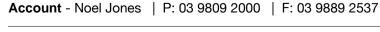
Price: \$820,000 Method: Auction Sale Date: 01/04/2017

Rooms: -

Property Type: Townhouse (Res)

**Agent Comments** 







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# Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode	5/1024 Toorak Road, Camberwell Vic 3124
ndicative selling pric	ce

### In

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	Su	ıburb	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

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