

## 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

1328 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,050,000

&

\$1,150,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$2,408,000

Property type

House

Suburb

Camberwell

Period-from

01 Jan 2021

to

31 Dec 2021

Source

Corelogic

### 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 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

7 East Court Camberwell VIC 3124	\$1,231,000	02-Oct-21
574 Camberwell Road Camberwell VIC 3124	\$1,325,000	06-Nov-21
3/23 Hazel Street Camberwell VIC 3124	\$1,104,000	29-Sep-21

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 6 months.~~

This Statement of Information was prepared on: 12 January 2022



**7 East Court Camberwell VIC 3124**

Sold Price

<sup>RS</sup> **\$1,231,000** <sup>UN</sup>

Sold Date

**02-Oct-21**

 2

 1

 1

Distance

**1.17km**



**574 Camberwell Road Camberwell VIC 3124**

Sold Price

**\$1,325,000**

Sold Date

**06-Nov-21**

 2

 1

 1

Distance

**1.73km**



**3/23 Hazel Street Camberwell VIC 3124**

Sold Price

**\$1,104,000**

Sold Date

**29-Sep-21**

 2

 1

 1

Distance

**2.27km**



**22A Thomas Street Camberwell VIC 3124**

Sold Price

**\$1,030,000**

Sold Date

**23-Oct-21**

 2

 1

 1

Distance

**0.84km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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