

## 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

2 bedroom 2 bath 1 car spot brand new apartment TOORAK ROAD  
CAMBERWELL VIC 3124

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$688,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$2,645,000

Property type

House

Suburb

Camberwell

Period-from

01 Apr 2022

to

31 Mar 2023

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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 7/1349 TOORAK ROAD CAMBERWELL VIC 3124 | \$680,000 | 04-Mar-22 |
| 4/1295 TOORAK ROAD CAMBERWELL VIC 3124 | \$645,000 | 01-Apr-22 |
| G02/828 BURKE ROAD CAMBERWELL VIC 3124 | \$653,000 | 12-Apr-22 |

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: 26 April 2023



**7/1349 TOORAK ROAD  
CAMBERWELL VIC 3124**

 2  2  1

Sold Price **\$680,000** Sold Date **04-Mar-22**

Distance **0.54km**



**4/1295 TOORAK ROAD  
CAMBERWELL VIC 3124**

 2  2  1

Sold Price **\$645,000** Sold Date **01-Apr-22**

Distance **0.16km**



**G02/828 BURKE ROAD  
CAMBERWELL VIC 3124**

 2  2  1

Sold Price **\$653,000** Sold Date **12-Apr-22**

Distance **3.91km**

RS = Recent sale

UN = Undisclosed Sale

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