

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

G01/1011 TOORAK ROAD CAMBERWELL VIC 3124

Indicative selling price

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

Single Price

or range
between

\$330,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$956,500

Property type

Unit

Suburb

Camberwell

Period-from

01 Jun 2023

to

31 May 2024

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

G1/565 CAMBERWELL ROAD CAMBERWELL VIC 3124	\$322,500	11-Apr-24
511/1101 TOORAK ROAD CAMBERWELL VIC 3124	\$370,000	14-Mar-24
10/63 EDGAR STREET NORTH GLEN IRIS VIC 3146	\$355,000	21-May-24

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: 09 June 2024



**G1/565 CAMBERWELL ROAD
CAMBERWELL VIC 3124**

1 1 1

Sold Price **\$322,500** Sold Date **11-Apr-24**

Distance **0.59km**



**511/1101 TOORAK ROAD
CAMBERWELL VIC 3124**

1 1 1

Sold Price **\$370,000** Sold Date **14-Mar-24**

Distance **0.79km**



**10/63 EDGAR STREET NORTH
GLEN IRIS VIC 3146**

1 1 1

Sold Price ^{RS} **\$355,000** ^{UN} Sold Date **21-May-24**

Distance **1.82km**

RS = Recent sale

UN = Undisclosed Sale

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