

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

2/914 Toorak Road, Camberwell Vic 3124

Indicative selling price

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

Range between \$1,750,000 & \$1,925,000

Median sale price

Median price \$2,170,000 Property Type House Suburb Camberwell

Period - From 01/10/2019 to 30/09/2020 Source REIV

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 six 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
1	5 Hazeldine Rd GLEN IRIS 3146	\$1,800,000	19/10/2020
2	108 Elizabeth St KOOYONG 3144	\$1,800,000	28/10/2020
3	5 Dickens St GLEN IRIS 3146	\$1,770,000	31/10/2020

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 six months.~~

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Indicative Selling Price

\$1,750,000 - \$1,925,000

Median House Price

Year ending September 2020: \$2,170,000



4 3 2

Property Type: Townhouse

Agent Comments

Comparable Properties



5 Hazeldine Rd GLEN IRIS 3146 (REI)

Agent Comments

3 2 2

Price: \$1,800,000

Method: Private Sale

Date: 19/10/2020

Property Type: House (Res)

Land Size: 505 sqm approx



108 Elizabeth St KOOYONG 3144 (REI)

Agent Comments

4 1 2

Price: \$1,800,000

Method: Auction Sale

Date: 28/10/2020

Property Type: House (Res)



5 Dickens St GLEN IRIS 3146 (REI)

Agent Comments

4 2 2

Price: \$1,770,000

Method: Auction Sale

Date: 31/10/2020

Property Type: House (Res)

Land Size: 696 sqm approx