

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 302/1101 Toorak Road, Camberwell, VIC 3124

Indicative selling price

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

Price Range

\$440,000

&

\$480,000

Median sale price

Median price

\$852,500

Property Type

House

Suburb

Camberwell (3124)

Period - From

07/08/2019

to

05/08/2020

Source

PDOL

Comparable property sales

A

This is one property 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

Address of comparable property	Price	Date of sale
103/1101 TOORAK ROAD, CAMBERWELL VIC 3124	\$478,800	28/04/2020

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.

This Statement of Information was prepared on: 16/11/2020