

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 201/1101 Toorak Road, Camberwell Vic 3124

Indicative selling price

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

Range between \$600,000 & \$650,000

Median sale price

Median price \$890,000 Property Type Unit Suburb Camberwell

Period - From 01/10/2023 to 30/09/2024 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 | 2/1 Bellett St CAMBERWELL 3124 | \$660,000 | 07/11/2024 |
| 2 | 1/1295 Toorak Rd CAMBERWELL 3124 | \$681,000 | 19/10/2024 |
| 3 | 201/43 High St GLEN IRIS 3146 | \$620,000 | 14/10/2024 |

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.~~

This Statement of Information was prepared on: 15/11/2024 16:29



 2
  2
  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$600,000 - \$650,000

Median Unit Price

Year ending September 2024: \$890,000

Comparable Properties



2/1 Bellett St CAMBERWELL 3124 (REI)

Agent Comments

 2
  1
  1

Price: \$660,000

Method: Sold Before Auction

Date: 07/11/2024

Property Type: Unit



1/1295 Toorak Rd CAMBERWELL 3124 (REI)

Agent Comments

 2
  2
  1

Price: \$681,000

Method: Auction Sale

Date: 19/10/2024

Property Type: Apartment



201/43 High St GLEN IRIS 3146 (REI)

Agent Comments

 2
  2
  1

Price: \$620,000

Method: Private Sale

Date: 14/10/2024

Property Type: Apartment

Account - J A Cain | P: 03 9805 2900 | F: 03 9805 2999



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