

# 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 G02/1011 Toorak Road, Camberwell Vic 3124

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$360,000 & \$390,000

### Median sale price

Median price \$953,000 Property Type Unit Suburb Camberwell

Period - From 01/01/2024 to 31/03/2024 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	308/347 Camberwell Rd CAMBERWELL 3124	\$395,000	21/03/2024
2	103/43 High St GLEN IRIS 3146	\$390,000	22/11/2023
3	12/76a Campbell Rd HAWTHORN EAST 3123	\$385,000	18/01/2024

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: 15/04/2024 11:52



**Rooms:** 2  
**Property Type:** Apartment

**Agent Comments**

Discover lifestyle perfection in this spacious, contemporary one-bedroom apartment nestled in a quality-built complex, boasting a deluxe kitchen, expansive living and dining areas flowing onto a generous entertaining terrace.

**Indicative Selling Price**

\$360,000 - \$390,000

**Median Unit Price**

March quarter 2024: \$953,000

## Comparable Properties



**308/347 Camberwell Rd CAMBERWELL 3124 (REI)** [Agent Comments](#)



**Price:** \$395,000  
**Method:** Private Sale  
**Date:** 21/03/2024  
**Property Type:** Apartment



**103/43 High St GLEN IRIS 3146 (REI/VG)** [Agent Comments](#)



**Price:** \$390,000  
**Method:** Private Sale  
**Date:** 22/11/2023  
**Property Type:** Apartment



**12/76a Campbell Rd HAWTHORN EAST 3123 (REI)** [Agent Comments](#)



**Price:** \$385,000  
**Method:** Private Sale  
**Date:** 18/01/2024  
**Property Type:** Apartment