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

Single price $360,000

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	101/1011 Toorak Rd CAMBERWELL 3124	$370,000	14/06/2024
2	7/63 Edgar St.N GLEN IRIS 3146	$395,000	21/02/2024
3	301/347 Camberwell Rd CAMBERWELL 3124	$375,000	05/02/2024

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: 27/06/2024 16:03

G02/1011 Toorak Road, Camberwell Vic 3124

shelter. Real Estate
Tamsin Curcio
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0433 834 221
tamsin@shelterrealestate.com.au



1 1 1

Rooms: 2
Property Type: Apartment

Indicative Selling Price
$360,000
Median Unit Price
March quarter 2024: $953,000

Agent Comments

Welcome to your urban sanctuary! Step into this chic 1-bedroom, 1-bathroom haven, complete with a coveted underground carspace and a convenient storage cage.

Comparable Properties

101/1011 Toorak Rd CAMBERWELL 3124 (REI)

1 1 1

Agent Comments

Price: $370,000
Method:
Date: 14/06/2024
Property Type: Apartment



7/63 Edgar St.N GLEN IRIS 3146 (REI)

1 1 1

Agent Comments

Price: $395,000
Method: Private Sale
Date: 21/02/2024
Property Type: Apartment



301/347 Camberwell Rd CAMBERWELL 3124 (VG)

2 - -

Agent Comments

Price: $375,000
Method: Sale
Date: 05/02/2024
Property Type: Strata Unit/Flat

REIV THE DIFFERENCE
propertydata.com.au

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