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	203/1121 Toorak Road, Camberwell, VIC 3124

Indicative selling price

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

Single price		or range between	$325,000	&	$345,000

Median sale price

Median price	$ 909,000	Property type	Unit	Suburb	CAMBERWELL
Period - From	09/02/2022	to	08/02/2023	Source	core_logic

Comparable property sales

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.

	Address of comparable property	Price	Date of sale
1	603/5-7 Montrose St HAWTHORN EAST 3123 VIC	339,000	02/02/2023
2	103/311 Burwood Rd HAWTHORN 3122 VIC	340,000	02/01/2023
3	402/347 Camberwell Rd CAMBERWELL 3124 VIC	310,000	14/10/2022

This Statement of Information was prepared on: 09/02/2023

CONSUMER AFFAIRS VICTORIA