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	1045 Toorak Road, Camberwell Vic 3124

Indicative selling price

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

Range between $2,180,000 & $2,380,000

Median sale price

Median price $2,210,000 Property Type House Suburb Camberwell

Period - From 01/07/2019 to 30/09/2019 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	22 Stornoway Rd CAMBERWELL 3124	$2,260,000	01/06/2019
2	20 Laxdale Rd CAMBERWELL 3124	$2,250,000	31/08/2019
3	21 Killarra Av CAMBERWELL 3124	$2,192,000	06/04/2019

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: 03/12/2019 10:54

1045 Toorak Road, Camberwell Vic 3124



4 2 5

Property Type: House
Land Size: 854 sqm approx

Agent Comments

Indicative Selling Price
$2,180,000 - $2,380,000
Median House Price
September quarter 2019: $2,210,000

Comparable Properties



22 Stornoway Rd CAMBERWELL 3124 (REI)

4 2 -

Price: $2,260,000
Method: Auction Sale
Date: 01/06/2019
Property Type: House (Res)
Land Size: 893 sqm approx

Agent Comments



20 Laxdale Rd CAMBERWELL 3124 (REI/VG)

4 2 2

Price: $2,250,000
Method: Auction Sale
Date: 31/08/2019
Property Type: House (Res)
Land Size: 893 sqm approx

Agent Comments



21 Killarra Av CAMBERWELL 3124 (REI/VG)

4 2 2

Price: $2,192,000
Method: Auction Sale
Date: 06/04/2019
Property Type: House (Res)
Land Size: 724 sqm approx

Agent Comments

Account - RT Edgar | P: 03 9826 1000

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.