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	101/1011 Toorak Road, Camberwell Vic 3124

Indicative selling price

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

Single price $370,000

Median sale price

Median price $862,500 Property Type Unit Suburb Camberwell

Period - From 01/04/2023 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	11/219 Burke Rd GLEN IRIS 3146	$360,000	18/03/2024
3			

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: 14/05/2024 16:06

101/1011 Toorak Road, Camberwell Vic 3124

shelter. Real Estate
Tamsin Curcio
03 9889 3990
0433 834 221
tamsin@shelterrealestate.com.au



1 1 1

Rooms: 2
Property Type: Unit

Indicative Selling Price
$370,000
Median Unit Price
Year ending March 2024: $862,500

Agent Comments

Step into your chic urban sanctuary, where natural light floods every corner, making entertaining on your expansive private terrace a delight, and convenience reigns with its proximity to transport links and esteemed schools - your epitome of modern living awaits.

Comparable Properties



308/347 Camberwell Rd CAMBERWELL 3124 (REI)

1 1 1

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

Agent Comments



11/219 Burke Rd GLEN IRIS 3146 (REI/VG)

1 1 -

Price: $360,000
Method: Private Sale
Date: 18/03/2024
Property Type: Apartment

Agent Comments

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.

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