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	10/924 Toorak Road, Camberwell Vic 3124

Indicative selling price

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

Range between $1,350,000 & $1,450,000

Median sale price

Median price $1,580,000 Property Type Townhouse Suburb Camberwell

Period - From 07/07/2021 to 06/07/2022 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	1/54-56 Fordham Av CAMBERWELL 3124	$1,536,000	30/03/2022
2	2/32 Walerna Rd GLEN IRIS 3146	$1,435,000	05/03/2022
3	5/1-3 Kaikoura Av HAWTHORN EAST 3123	$1,350,000	28/05/2022

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: 07/07/2022 11:24

10/924 Toorak Road, Camberwell Vic 3124

shelter. Real Estate
Lidiya Davoli
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3 2 2

Property Type: Townhouse (Res)
Land Size: 338 sqm approx

Agent Comments

Indicative Selling Price
$1,350,000 - $1,450,000
Median Townhouse Price
07/07/2021 - 06/07/2022: $1,580,000

Comparable Properties



1/54-56 Fordham Av CAMBERWELL 3124 (REI)

3 2 2

Agent Comments

Price: $1,536,000
Method: Private Sale
Date: 30/03/2022
Property Type: House



2/32 Walerna Rd GLEN IRIS 3146 (REI)

3 2 2

Agent Comments

Price: $1,435,000
Method: Auction Sale
Date: 05/03/2022
Property Type: House (Res)
Land Size: 275 sqm approx



5/1-3 Kaikoura Av HAWTHORN EAST 3123 (REI)

3 3 2

Agent Comments

Price: $1,350,000
Method: Auction Sale
Date: 28/05/2022
Property Type: Unit

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