

## 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

6/1311 Toorak Road Camberwell VIC 3124

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$990,000

&

\$1,050,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$854,000

Property type

Unit

Suburb

Camberwell

Period-from

01 Oct 2020

to

30 Sep 2021

Source

Corelogic

### 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 6 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

1/1381 Toorak Road Camberwell VIC 3124	\$1,020,000	10-Jul-21
22 Monde Street Camberwell VIC 3124	\$1,100,000	01-Oct-21

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 6 months.

This Statement of Information was prepared on: 19 October 2021



1/1381 Toorak Road Camberwell VIC Sold Price **\$1,020,000** Sold Date **10-Jul-21**  
3124

3 1 2

Distance **0.36km**



22 Monde Street Camberwell VIC Sold Price <sup>RS</sup> **\$1,100,000** <sup>UN</sup> Sold Date **01-Oct-21**  
3124

3 2 2

Distance **0.93km**

RS = Recent sale UN = Undisclosed Sale

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