

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 **2 / 1295 TOORAK ROAD, CAMBERWELL 3124**

Indicative selling price

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

Single price **\$ 495,000** ~~or range between~~ \$ & \$

Median sale price

Median price **\$ 720,000** Property type **Unit** Suburb **Bentleigh East**
Period - From **March'19** to **March'20** Source **REA**

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 |
|--|-----------|--------------|
| 1 105/347 Camberwell Road Camberwell VIC 3124 | \$500,000 | 26-Feb-20 |
| 2 110/138 Camberwell Road Hawthorn East VIC 3123 | \$505,000 | 22-Nov-19 |
| 3 2/201 Auburn Road Hawthorn VIC 3122 | \$511,000 | 14-Dec-19 |

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: **25/03/2020 16:50**