

## 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

2/954 TOORAK ROAD CAMBERWELL VIC 3124

### Indicative selling price

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

Single Price

or range  
between

\$720,000

&

\$780,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$900,000

Property type

Unit

Suburb

Camberwell

Period-from

01 Jun 2022

to

31 May 2023

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

2/15 IRIS ROAD GLEN IRIS VIC 3146	\$750,000	25-Feb-23
1/15 IRIS ROAD GLEN IRIS VIC 3146	\$877,000	18-Feb-23

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: 22 June 2023



**2/15 IRIS ROAD GLEN IRIS VIC 3146** Sold Price **\$750,000** Sold Date **25-Feb-23**

2 1 2

Distance **0.35km**



**1/15 IRIS ROAD GLEN IRIS VIC 3146** Sold Price **\$877,000** Sold Date **18-Feb-23**

1 1 3

Distance **0.37km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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