

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

905 Toorak Road, Camberwell Vic 3124

Indicative selling price

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

Range between \$3,000,000

&

\$3,300,000

Median sale price

Median price \$2,260,000

House

X

Unit

Suburb

Camberwell

Period - From 01/04/2018

to

30/06/2018

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		
2		
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.

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Indicative Selling Price
\$3,000,000 - \$3,300,000

Median House Price
June quarter 2018: \$2,260,000



4 3 2

Rooms:
Property Type: House
Land Size: 845.5 sqm approx

Agent Comments

Kept beautifully serene by its botanic gardens, four bedroom, three bathroom BEAUJOLAIS's refined formal rooms and huge, extended spaces that respect the period aesthetics are complemented by a sun-drenched informal dining domain and an open plan kitchen. Ample off street parking further emphasizes the status of a significant corner allotment of 845.5sqm approx. within GRZ5

Comparable Properties

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