8G/1011 Toorak Road, Camberwell Vic 3124

Mc**Grath**

David Mason 03 9877 1277 0411043885

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Rooms: Property Type: Apartment Agent Comments Indicative Selling Price \$390,000 - \$429,000 Median Unit Price Year ending March 2017: \$741,500

davidmason@mcgrath.com.au

Embrace easy living in a location that offers a compelling range of lifestyle options. Positioned in one of Melbourne's most lucrative sought after suburbs, this apartment presents an opportunity that is ideal for the busy professional or frequent traveller with lock-up and leave appeal. Utilise the tram on your front door step or access the Alamein train line to the CBD from Hartwell Station only a short stroll away. Accompanying the convenience of Leo's Fine Food and Wine supermarket and Hartwell Village is a diverse mix of retail, hospitality and services in Camberwell Junction.

Comparable Properties

8/1587 Malvern Rd GLEN IRIS 3146 (REI) 1 1 1 1 1 1 Price: \$361,000 Method: Private Sale Date: 13/02/2017 Rooms: -	Agent Comments
Property Type: Apartment 14/1737 Malvern Rd GLEN IRIS 3146 (REI) 1 1 1 1 1 1 1 Price: \$380,000 Method: Private Sale Date: 13/04/2017 Rooms: 2 Property Type: Apartment	Agent Comments
144/347 Camberwell Rd CAMBERWELL 3124 (REI) 1 1 1 1 Price: \$411,000 Method: Sold Before Auction Date: 06/04/2017 Rooms: 3 Property Type: Apartment	Agent Comments

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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 8G/1011 Toorak Road, Camberwell Vic 3124 Including suburb and postcode

Indicative selling price

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

Range betweer	n \$390,000			&	\$429,000			
Median sale price								
Median price	\$741,500	Un	it	Х	Subur	b Camberwell		
Period - From	01/04/2016	to 31/	/03/	/2017	Source RE	IV		

Comparable property sales

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
8/1587 Malvern Rd GLEN IRIS 3146	\$361,000	13/02/2017
14/1737 Malvern Rd GLEN IRIS 3146	\$380,000	13/04/2017
144/347 Camberwell Rd CAMBERWELL 3124	\$411,000	06/04/2017

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