

David Mason

03 9877 1277

0411043885

davidmason@mcgrath.com.au

Indicative Selling Price

\$390,000 - \$429,000

Median Unit Price

Year ending March 2017: \$741,500

**Rooms:****Property Type:** Apartment**Agent Comments**

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

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 8G/1011 Toorak Road, Camberwell Vic 3124

Indicative selling price

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

Range between \$390,000 & \$429,000

Median sale price

Median price \$741,500 Unit X Suburb Camberwell

Period - From 01/04/2016 to 31/03/2017 Source REIV

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