

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

1/2 Fordham Avenue, Camberwell Vic 3124

Indicative selling price

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

Range between

\$2,100,000

 &

\$2,300,000

Median sale price

Median price

\$2,437,000

 Property Type

House

 Suburb

Camberwell

Period - From

01/01/2023

 to

31/12/2023

 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	5/2 Fordham Av CAMBERWELL 3124	\$2,625,000	09/12/2023
2	1/10 Tyne St CAMBERWELL 3124	\$2,500,000	26/08/2023
3	1/37 Rowell Av CAMBERWELL 3124	\$2,400,000	07/10/2023

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:

29/01/2024 15:47



4 2 2

Property Type:
Agent Comments

Indicative Selling Price
\$2,100,000 - \$2,300,000
Median House Price
Year ending December 2023: \$2,437,000

Comparable Properties



5/2 Fordham Av CAMBERWELL 3124 (REI)

Agent Comments

4 3 3

Price: \$2,625,000
Method: Auction Sale
Date: 09/12/2023
Property Type: House (Res)



1/10 Tyne St CAMBERWELL 3124 (REI/VG)

Agent Comments

4 4 2

Price: \$2,500,000
Method: Sold Before Auction
Date: 26/08/2023
Property Type: House (Res)



1/37 Rowell Av CAMBERWELL 3124 (REI/VG)

Agent Comments

3 2 2

Price: \$2,400,000
Method: Auction Sale
Date: 07/10/2023
Property Type: House (Res)