

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

2/6 Fordham Avenue, Camberwell Vic 3124

Indicative selling price

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

Range between

\$1,800,000

 &

\$1,900,000

Median sale price

Median price

\$2,565,000

 Property Type

House

 Suburb

Camberwell

Period - From

01/10/2022

 to

30/09/2023

 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	1/65 Glen Iris Rd GLEN IRIS 3146	\$1,860,000	20/09/2023
2	13A Athelstan Rd CAMBERWELL 3124	\$1,799,000	16/09/2023
3	1/110 Prospect Hill Rd CANTERBURY 3126	\$1,770,000	02/09/2023

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:

24/10/2023 15:40



3 2 2

Rooms: 5
Property Type: Unit
Agent Comments

Indicative Selling Price
\$1,800,000 - \$1,900,000
Median House Price
Year ending September 2023: \$2,565,000

Comparable Properties



1/65 Glen Iris Rd GLEN IRIS 3146 (REI)

Agent Comments

3 2 2

Price: \$1,860,000
Method: Private Sale
Date: 20/09/2023
Property Type: Townhouse (Single)



13A Athelstan Rd CAMBERWELL 3124 (REI)

Agent Comments

3 2 2

Price: \$1,799,000
Method: Private Sale
Date: 16/09/2023
Property Type: House



1/110 Prospect Hill Rd CANTERBURY 3126 (REI/VG)

Agent Comments

3 2 2

Price: \$1,770,000
Method: Auction Sale
Date: 02/09/2023
Property Type: Unit