

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

23 Fairview Avenue, Camberwell Vic 3124

Indicative selling price

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

Range between \$2,200,000

&

\$2,400,000

Median sale price

Median price \$2,600,000

Property Type House

Suburb Camberwell

Period - From 01/07/2022

to 30/06/2023

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	13 Kirkwood Dr CAMBERWELL 3124	\$2,421,000	26/08/2023
2	37 Welfare Pde GLEN IRIS 3146	\$2,350,000	17/08/2023
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.~~

This Statement of Information was prepared on:

07/09/2023 16:55



Property Type: House
Land Size: 613 sqm approx
Agent Comments

Comparable Properties



13 Kirkwood Dr CAMBERWELL 3124 (REI)

Agent Comments



Price: \$2,421,000
Method: Auction Sale
Date: 26/08/2023
Property Type: House (Res)
Land Size: 557 sqm approx



37 Welfare Pde GLEN IRIS 3146 (REI)

Agent Comments



Price: \$2,350,000
Method: Sold Before Auction
Date: 17/08/2023
Property Type: House (Res)
Land Size: 680 sqm approx

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.