

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

35 Fairmont Avenue, Camberwell

Indicative selling price

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

Range between \$3,000,000 & \$3,300,000

Median sale price

Median price \$2,500,000 Property Type House Suburb Camberwell

Period - From 01/04/2023 to 31/03/2024 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	29 Torrington St CANTERBURY 3126	\$3,300,000	23/03/2024
2			
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.

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Indicative Selling Price

\$3,000,000 - \$3,300,000

Median House Price

Year ending March 2024: \$2,500,000



 4  2  2

Property Type: House

Land Size: 748 sqm approx

Comparable Properties



29 Torrington St CANTERBURY 3126 (REI)

Agent Comments

 4  1  3

Price: \$3,300,000

Method: Auction Sale

Date: 23/03/2024

Property Type: House (Res)

Land Size: 945 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.