

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 6 Springfield 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 \$2,421,000 Property Type House Suburb Camberwell

Period - From 29/01/2023 to 28/01/2024 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	50 Cooloongatta Rd CAMBERWELL 3124	\$2,460,000	22/11/2023
2	68 Fordham Av CAMBERWELL 3124	\$2,370,000	09/12/2023
3	23 Moorhead St CAMBERWELL 3124	\$2,288,000	25/11/2023

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 16:00



Rooms: 7

Property Type: House

Land Size: 588 sqm approx

Agent Comments

Indicative Selling Price

\$2,200,000 - \$2,400,000

Median House Price

29/01/2023 - 28/01/2024: \$2,421,000

Comparable Properties



50 Cooloongatta Rd CAMBERWELL 3124 (REI) Agent Comments



Price: \$2,460,000

Method: Sold Before Auction

Date: 22/11/2023

Property Type: House (Res)

Land Size: 697 sqm approx



68 Fordham Av CAMBERWELL 3124 (REI) Agent Comments



Price: \$2,370,000

Method: Auction Sale

Date: 09/12/2023

Property Type: House (Res)

Land Size: 605 sqm approx



23 Moorhead St CAMBERWELL 3124 (REI) Agent Comments



Price: \$2,288,000

Method: Private Sale

Date: 25/11/2023

Property Type: House