#### 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	88 Fordham Avenue, Camberwell Vic 3124
Including suburb and	
postcode	

#### 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	\$2,580,000	Pro	perty Type	House		Suburb	Camberwell
Period - From	01/10/2023	to	30/09/2024		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

Add	dress of comparable property	Price	Date of sale
1	84 Glen Iris Rd GLEN IRIS 3146	\$2,150,000	07/12/2024
2	6 Wilson Gr CAMBERWELL 3124	\$2,120,000	09/11/2024
3	8 Lockhart St CAMBERWELL 3124	\$2,200,000	12/10/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	09/12/2024 16:23





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**Indicative Selling Price** \$2,100,000 - \$2,300,000 **Median House Price** Year ending September 2024: \$2,580,000



Rooms: 7

Property Type: House Land Size: 697 sqm approx

# Comparable Properties



84 Glen Iris Rd GLEN IRIS 3146 (REI)

Price: \$2,150,000 Method: Auction Sale Date: 07/12/2024

Property Type: House (Res) Land Size: 683 sqm approx

**Agent Comments** 



6 Wilson Gr CAMBERWELL 3124 (REI)

Price: \$2,120,000 Method: Auction Sale Date: 09/11/2024

Property Type: House (Res)

Agent Comments



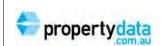
8 Lockhart St CAMBERWELL 3124 (REI/VG)

Price: \$2,200,000 Method: Auction Sale Date: 12/10/2024

Property Type: House (Res) Land Size: 568 sqm approx **Agent Comments** 

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