

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

7/5 Fermanagh Road, Camberwell Vic 3124

Indicative selling price

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

Range between

\$760,000

&

\$790,000

Median sale price

Median price

\$820,000

Property Type

Unit

Suburb

Camberwell

Period - From

24/07/2022

to

23/07/2023

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	3/131 Robinson Rd HAWTHORN 3122	\$785,000	01/05/2023
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.

This Statement of Information was prepared on:

24/07/2023 15:58



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$760,000 - \$790,000

Median Unit Price

24/07/2022 - 23/07/2023: \$820,000

Comparable Properties



3/131 Robinson Rd HAWTHORN 3122 (VG)

Agent Comments

 2  -  -

Price: \$785,000

Method: Sale

Date: 01/05/2023

Property Type: Strata Unit/Flat

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.

Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199