

RT Edgar

STATEMENT OF INFORMATION

29 March 2018

Property offered for sale

78 Fordham Ave, Camberwell VIC 3124

Indicative selling price

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

Single price \$2,200,000

Median sale price

Median price	\$2,260,000	House	X	Unit	Suburb	Camberwell
Period - From	01/07/2017	to	30/09/2017	Source	PDOL	

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar Boroondara estate agent and Anne Mackie- Kinder consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 1 Elaroo Av, Camberwell 3124	\$2,774,000	08/12/2017
2 46 Fordham Ave, Camberwell 3124	\$2,700,000	28/10/2017
3 15& 15a Fordham Ave, Camberwell 3124	\$2,560,000	18/12/2017