

# 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

12 Fordham Avenue, Camberwell Vic 3124

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$2,275,000

&

\$2,500,000

### Median sale price

Median price

\$2,596,000

Property Type

House

Suburb

Camberwell

Period - From

20/09/2021

to

19/09/2022

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	11 Killarra Av CAMBERWELL 3124	\$2,651,000	30/04/2022
2	14 Mayston St HAWTHORN EAST 3123	\$2,535,000	30/04/2022
3	224 Wattle Valley Rd CAMBERWELL 3124	\$2,380,000	26/05/2022

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:

20/09/2022 15:55