

RT Edgar

STATEMENT OF INFORMATION

19 January 2018

Property offered for sale

78 Fordham Ave, Camberwell 3124

Indicative selling price

Single price \$2,480,000

Median sale price

Median price \$2,260,000 House X Unit Suburb Camberwell 3124

Period - From 01/07/2017 to 30/09/2017 Source Property Data

Comparable property sales

A. 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 consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 1 Elaroo Ave, Camberwell 3124	\$2,775,000	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