

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 Church Street, Campbellfield Vic 3061
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Indicative selling price

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

Range between

\$460,000

 &

\$500,000

Median sale price

Median price

\$520,000

 Property Type

House

 Suburb

Campbellfield

Period - From

21/11/2018

 to

20/11/2019

 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	10 Oberon Blvd CAMPBELLFIELD 3061	\$555,000	27/07/2019
2	15 Cambridge Way CAMPBELLFIELD 3061	\$505,000	12/10/2019
3	7 Leeds PI CAMPBELLFIELD 3061	\$483,000	15/08/2019

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:

21/11/2019 15:09



Rooms: 4
Property Type: House
Land Size: 688 sqm approx
Agent Comments

Indicative Selling Price
\$460,000 - \$500,000
Median House Price
21/11/2018 - 20/11/2019: \$520,000

Comparable Properties

10 Oberon Blvd CAMPBELLFIELD 3061 (REI) **Agent Comments**



Price: \$555,000
Method: Auction Sale
Date: 27/07/2019
Property Type: House



15 Cambridge Way CAMPBELLFIELD 3061 (REI) **Agent Comments**



Price: \$505,000
Method: Auction Sale
Date: 12/10/2019
Property Type: House (Res)



7 Leeds Pl CAMPBELLFIELD 3061 (REI) **Agent Comments**



Price: \$483,000
Method: Auction Sale
Date: 15/08/2019
Property Type: House (Res)
Land Size: 665 sqm approx