

## 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

5 Palm Court Campbellfield VIC 3061

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$559,000

&

\$599,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

Campbellfield

Period-from

01 Oct 2020

to

30 Sep 2021

Source

Corelogic

### 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 6 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

60 Sycamore Crescent Campbellfield VIC 3061	\$560,000	10-Jul-21
74 Sycamore Crescent Campbellfield VIC 3061	\$580,000	03-Jun-21
7 Greenwich Place Campbellfield VIC 3061	\$575,000	25-Sep-21

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 6 months.~~

This Statement of Information was prepared on: 12 October 2021



**60 Sycamore Crescent  
Campbellfield VIC 3061**

 3  1  5

Sold Price **\$560,000** Sold Date **10-Jul-21**

Distance **0.38km**



**74 Sycamore Crescent  
Campbellfield VIC 3061**

 3  1  2

Sold Price **\$580,000** Sold Date **03-Jun-21**

Distance **0.38km**



**7 Greenwich Place Campbellfield  
VIC 3061**

 3  1  2

Sold Price <sup>RS</sup> **\$575,000** Sold Date **25-Sep-21**

Distance **0.52km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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