

Statement of Information  
**Single residential property located outside the  
Melbourne metropolitan area**

Section 47AF of the Estate Agents Act 1980

**Property offered for sale**

Address Including suburb or locality and postcode

4 York Street, Camperdown Vic 3260

**Indicative selling price**

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

Range between \$570,000 & \$627,000

**Median sale price**

Median price \$380,000 Property Type House Suburb Camperdown

Period - From 31/03/2021 to 30/03/2022 Source REIV

**Comparable property sales (\*Delete A or B below as applicable)**

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 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	6 Tait St CAMPERDOWN 3260	\$632,000	27/11/2021
2	7 Scott St CAMPERDOWN 3260	\$600,000	14/03/2022
3	19 Hopetoun St CAMPERDOWN 3260	\$590,000	22/11/2021

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 31/03/2022 16:07