

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

6 Roebourne Crescent, Campbellfield Vic 3061

Indicative selling price

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

Range between \$640,000 & \$670,000

Median sale price

Median price

\$531,500

Property Type

House

Suburb

Campbellfield

Period - From

15/07/2019

to

14/07/2020

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	9 Roebourne Cr CAMPBELLFIELD 3061	\$642,000	15/02/2020
2	70 Somerlayton Cr FAWKNER 3060	\$605,000	15/02/2020
3			

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:

15/07/2020 12:13



Property Type:
Agent Comments

Indicative Selling Price
\$640,000 - \$670,000
Median House Price
15/07/2019 - 14/07/2020: \$531,500

Comparable Properties

9 Roebourne Cr CAMPBELLFIELD 3061 (REI) Agent Comments



Price: \$642,000
Method: Auction Sale
Date: 15/02/2020
Property Type: House (Res)
Land Size: 519 sqm approx



70 Somerlayton Cr FAWKNER 3060 (REI) Agent Comments



Price: \$605,000
Method: Auction Sale
Date: 15/02/2020
Rooms: 5
Property Type: House (Res)
Land Size: 585 sqm approx

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.