

## STATEMENT OF INFORMATION

67 SOMERSET ROAD, CAMPBELLFIELD, VIC 3061

PREPARED BY MONIQUE RUGGIERI, BIGGIN & SCOTT SUNSHINE

WE DELIVER...

**Biggin & Scott**

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**67 SOMERSET ROAD, CAMPBELLFIELD,**

4 2 2

**Indicative Selling Price**

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

**Price Range:**

**470,000 to 520,000**

Provided by: monique ruggieri, Biggin & Scott Sunshine

## MEDIAN SALE PRICE



**CAMPBELLFIELD, VIC, 3061**

**Suburb Median Sale Price (House)**

**\$473,125**

01 January 2017 to 30 June 2017

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**54 BLACKWOOD CRES, CAMPBELLFIELD, VIC**

3 1 2

**Sale Price**

**\$520,000**

Sale Date: 08/10/2016

Distance from Property: 512m



**110 SOMERSET RD, CAMPBELLFIELD, VIC 3061**

3 1 2

**Sale Price**

**\$490,000**

Sale Date: 11/03/2017

Distance from Property: 304m



**37 BLACKWOOD CRES, CAMPBELLFIELD, VIC**

3 1 2

**Sale Price**

**\$480,000**

Sale Date: 11/03/2017

Distance from Property: 468m



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WE DELIVER...

**Biggin & Scott**



**46 BLACKWOOD CRES, CAMPBELLFIELD, VIC**

3 2 4

Sale Price

**\$520,000**

Sale Date: 03/04/2017

Distance from Property: 463m



**10 POPLAR ST, CAMPBELLFIELD, VIC 3061**

4 2 4

Sale Price

**\$562,000**

Sale Date: 14/04/2017

Distance from Property: 392m



**28 HORNE ST, CAMPBELLFIELD, VIC 3061**

5 2 -

Sale Price

**\$531,000**

Sale Date: 01/07/2017

Distance from Property: 305m



**5 DESI CRT, CAMPBELLFIELD, VIC 3061**

3 1 1

Sale Price

**\*\$537,000**

Sale Date: 29/07/2017

Distance from Property: 400m



**2 KEOWN CRT, CAMPBELLFIELD, VIC 3061**

3 1 4

Sale Price

**\*\$554,000**

Sale Date: 12/09/2017

Distance from Property: 106m



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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

67 SOMERSET ROAD, CAMPBELLFIELD, VIC 3061

Indicative selling price

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

Price Range:

470,000 to 520,000

Median sale price

Median price

\$473,125

House

X

Unit


Suburb

CAMPBELLFIELD

Period

01 January 2017 to 30 June 2017

Source



Comparable property sales

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 |
|--|-----------|--------------|
| 54 BLACKWOOD CRES, CAMPBELLFIELD, VIC 3061 | \$520,000 | 08/10/2016   |
| 110 SOMERSET RD, CAMPBELLFIELD, VIC 3061   | \$490,000 | 11/03/2017   |
| 37 BLACKWOOD CRES, CAMPBELLFIELD, VIC 3061 | \$480,000 | 11/03/2017   |
| 46 BLACKWOOD CRES, CAMPBELLFIELD, VIC 3061 | \$520,000 | 03/04/2017   |

|                                       |            |            |
|---------------------------------------|------------|------------|
| 10 POPLAR ST, CAMPBELLFIELD, VIC 3061 | \$562,000  | 14/04/2017 |
| 28 HORNE ST, CAMPBELLFIELD, VIC 3061  | \$531,000  | 01/07/2017 |
| 5 DESI CRT, CAMPBELLFIELD, VIC 3061   | *\$537,000 | 29/07/2017 |
| 2 KEOWN CRT, CAMPBELLFIELD, VIC 3061  | *\$554,000 | 12/09/2017 |