

Jason David Sassine 03 9338 6411 0419 332 536 iason@jasonrealestate.com.au

### Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Property offered for sale								
Property offered for	Sale							
Address Including suburb and postcode	7 Kalgoorlie Court, Campbellfield Vic 3061							
Indicative selling pri	ce							
For the meaning of this	price see co	onsumer.vic.gov.au	/underquoting					
Range between \$570	000	&	\$620,000					
Median sale price								
Median price \$573,5	00 Н	ouse X	Unit	Suburb Campbellfield				
Period - From 01/01/2	2017 to	31/12/2017	Source F	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.

Add	dress of comparable property	Price	Date of sale
1	10 Cheviot Rd CAMPBELLFIELD 3061	\$668,000	18/11/2017
2	1 Palmer St FAWKNER 3060	\$621,000	27/10/2017
3	56 Somerset Rd CAMPBELLFIELD 3061	\$570,000	20/11/2017

#### 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.







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**Indicative Selling Price** \$570,000 - \$620,000 **Median House Price** Year ending December 2017: \$573,500



**Rooms: 677** Property Type: House

**Agent Comments** 

## Comparable Properties

10 Cheviot Rd CAMPBELLFIELD 3061 (REI)





**Agent Comments** 

Price: \$668,000 Method: Auction Sale Date: 18/11/2017

Rooms: -

Property Type: House (Res) Land Size: 595 sqm approx

1 Palmer St FAWKNER 3060 (REI)

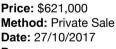
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Agent Comments

Agent Comments



Rooms: -

Property Type: House (Res)



56 Somerset Rd CAMPBELLFIELD 3061 (REI)





Price: \$570,000

Method: Sold Before Auction

Date: 20/11/2017

Rooms: -

Property Type: House (Res)

Account - Jason RE Tullamarine | P: 03 9338 6411 | F: 03 9338 6548





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