

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	7 Kalgoorlie Court, Campbellfield Vic 3061
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Indicative selling price

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

Range between	\$570,000	&	\$620,000
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Median sale price

Median price	\$573,500	House	X	Unit		Suburb	Campbellfield
Period - From	01/01/2017	to	31/12/2017	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	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.



 3  1  1

Rooms: 677

Property Type: House

Agent Comments

Comparable Properties

10 Cheviot Rd CAMPBELLFIELD 3061 (REI)

Agent Comments

 3  1  2

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)

Agent Comments

 3  1  1

Price: \$621,000

Method: Private Sale

Date: 27/10/2017

Rooms: -

Property Type: House (Res)



56 Somerset Rd CAMPBELLFIELD 3061 (REI)

Agent Comments

 3  1  1

Price: \$570,000

Method: Sold Before Auction

Date: 20/11/2017

Rooms: -

Property Type: House (Res)