

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

2 KEOWN COURT CAMPBELLFIELD VIC 3061

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

Suburb

Campbellfield

Period-from

01 Jun 2021

to

31 May 2022

Source

Corelogic

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 6 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

4 SUSAN COURT CAMPBELLFIELD VIC 3061	\$690,000	13-Apr-22
52 ROEBOURNE CRESCENT CAMPBELLFIELD VIC 3061	\$665,000	05-Apr-22
9 MONT ALBERT DRIVE CAMPBELLFIELD VIC 3061	\$640,000	18-Feb-22

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 6 months.

This Statement of Information was prepared on: 22 June 2022



4 SUSAN COURT CAMPBELLFIELD VIC 3061

Sold Price

\$690,000

Sold Date

13-Apr-22

 3

 1

 4

Distance

0.6km



52 ROEBOURNE CRESCENT CAMPBELLFIELD VIC 3061

Sold Price

^{RS} **\$665,000**

Sold Date

05-Apr-22

 3

 1

 1

Distance

0.89km



9 MONT ALBERT DRIVE CAMPBELLFIELD VIC 3061

Sold Price

\$640,000

Sold Date

18-Feb-22

 3

 1

 2

Distance

0.24km

RS = Recent sale

UN = Undisclosed Sale

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