

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

14 Campbell Street Westmeadows VIC 3049

Indicative selling price

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

Single Price

\$638,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$608,000

Property type

House

Suburb

Westmeadows

Period-from

01 Oct 2018

to

30 Sep 2019

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

261 Carrick Drive Gladstone Park VIC 3043	\$635,000	10-Sep-19
1 Streetly Close Tullamarine VIC 3043	\$640,500	04-May-19
32 Coonamar Street Tullamarine VIC 3043	\$653,000	19-Oct-19

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: 30 October 2019



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**261 Carrick Drive Gladstone Park
VIC 3043**

3 1 1

Sold Price

^{RS}

\$635,000

Sold Date

10-Sep-19

Distance

0.49km



**1 Streetly Close Tullamarine VIC
3043**

3 2 1

Sold Price

\$640,500

Sold Date

04-May-19

Distance

2.47km



**32 Coonamar Street Tullamarine
VIC 3043**

3 1 1

Sold Price

^{RS}

\$653,000

Sold Date

19-Oct-19

Distance

3.34km

RS = Recent sale

UN = Undisclosed Sale

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