

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

4 Camms Road The Patch VIC 3792

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

\$640,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

The Patch

Period-from

01 Nov 2019

to

31 Oct 2020

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

31 The Patch Road The Patch VIC 3792	\$680,000	17-Jun-20
15 Christian Grove Kallista VIC 3791	\$685,000	20-May-20

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: 12 November 2020



31 The Patch Road The Patch VIC 3792

Sold Price

\$680,000

Sold Date

17-Jun-20



3



1



3

Distance

0.42km



15 Christian Grove Kallista VIC 3791

Sold Price

\$685,000

Sold Date

20-May-20



2



1



1

Distance

1.11km

RS = Recent sale

UN = Undisclosed Sale

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