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## STATEMENT OF INFORMATION

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### House Offered for Sale

1/19 Gentles Avenue Campbellfield VIC 3061

3 1 1

### Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$400,000 & \$440,000

### Median Sale Price

\$430,000 Houses in Campbellfield between Aug 2016 - Jul 2017

Source: CoreLogic

### Comparable Property Sales

These are the 3 properties sold within 2 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.



**23 Chestnut Street Campbellfield VIC 3061**

3 1 2

Sold Price **\$400,000** Sold Date **21-Apr-17**

Distance **0.78km**



**38 Mason Street Campbellfield VIC 3061**

3 1 1

Sold Price **\$417,000** Sold Date **06-Jun-17**

Distance **1.15km**



**40 Blackwood Crescent Campbellfield VIC 3061**

3 1 1

Sold Price **\$420,000** Sold Date **09-Mar-17**

Distance **1.04km**

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