

## 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

21 CAMPBELL STREET CAMPBELLFIELD VIC 3061

### Indicative selling price

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

Single Price

\$795,000

~~or range~~  
~~between~~

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Other

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

11 RUSSELL STREET CAMPBELLFIELD VIC 3061	\$712,000	24-Jun-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: 28 June 2022



**11 RUSSELL STREET  
CAMPBELLFIELD VIC 3061**

 3  1  2

Sold Price

<sup>RS</sup> **\$712,000**

Sold Date

**24-Jun-22**

Distance

**1.04km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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