
STATEMENT OF INFORMATION**Single residential property located
in the Melbourne metropolitan area.**

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

61A Gentles Avenue, Campbellfield

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

\$550,000

&

\$600,000

Median sale price

Median price

\$491,500

House

X

Suburb

Campbellfield

Period - From

01/01/2017

to

15/12/2017

Source

Realestate.com.au

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1 - 47A Blair Street, Broadmeadows	\$501,000	13/07/2017
2 - 1/14 Antwerp Street, Dallas	\$560,000	09/09/2017
3 - 2/46 Wharton Avenue, Broadmeadows	\$374,000	22/02/2017