

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

3 HULL DRIVE CAMPBELLFIELD VIC 3061

Address
Including suburb and postcode

Indicative selling price

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

or range
Single Price & between
\$650,000 \$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price \$615,000 Property type House Suburb Campbellfield
Period-from 01 Jan 2022 to 31 Dec 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 |
|---|-----------|--------------|
| 7 ROEBOURNE CRESCENT CAMPBELLFIELD VIC 3061 | \$645,000 | 20-Jul-22 |
| 6 COBDEN STREET CAMPBELLFIELD VIC 3061 | \$600,000 | 25-Oct-22 |
| 3 PLANE COURT CAMPBELLFIELD VIC 3061 | \$660,000 | 15-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.~~