

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**20 WRIGHT STREET, CAMPERDOWN, VIC**  3  1  2

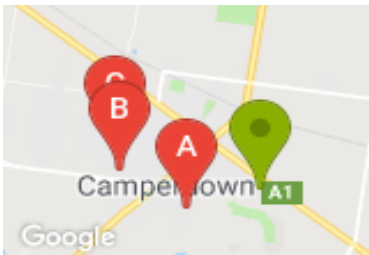
### Indicative Selling Price

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

Single Price: **\$285,000**

Provided by: Mark Theodore, Richardson Real Estate Colac

## MEDIAN SALE PRICE



**CAMPERDOWN, VIC, 3260**

Suburb Median Sale Price (House)

**\$250,000**

01 July 2017 to 30 June 2018

Provided by:  pricefinder

## COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**21 TALBOT ST, CAMPERDOWN, VIC 3260**  3  2  2

Sale Price

**\$280,000**

Sale Date: 21/12/2017

Distance from Property: 977m



**31 YORK ST, CAMPERDOWN, VIC 3260**  3  1  4

Sale Price

**\$310,000**

Sale Date: 26/03/2018

Distance from Property: 1.8km



**2 LAKEVIEW AVE, CAMPERDOWN, VIC 3260**  3  2  2

Sale Price

**\$300,000**

Sale Date: 08/11/2017

Distance from Property: 2km



This report has been compiled on 16/07/2018 by Richardson Real Estate Colac. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

20 WRIGHT STREET, CAMPERDOWN, VIC

Indicative selling price

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

Single Price:

\$285,000

Median sale price

Median price

\$250,000

House

X

Unit


Suburb

CAMPERDOWN

Period

01 July 2017 to 30 June 2018

Source



Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
21 TALBOT ST, CAMPERDOWN, VIC 3260	\$280,000	21/12/2017
31 YORK ST, CAMPERDOWN, VIC 3260	\$310,000	26/03/2018
2 LAKEVIEW AVE, CAMPERDOWN, VIC 3260	\$300,000	08/11/2017