

STATEMENT OF INFORMATION

**Single residential property located
In the Melbourne metropolitan area.**

Property offered for sale Sections 47AF of the *Estate Agents Act 1980*

Address
Including suburb and
postcode

9 norwich crescent, Campbellfield vic 3061

Indicative selling price

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

Single price \$ or range between \$550,000 & \$610,000

Median sale price

(*Delete house or unit as applicable)

Median price \$570,000 house ☒ *unit Suburb or locality Campbellfield

Period - From June 2018 to Nov 2018 Source Realestate.com.au

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

Address of comparable property	Price	Date of sale
1. 36 sycamore crescent, Campbellfield vic 3061	\$ 425,000.00	20/08/2018
2. 55 Mont albert drive, Campbellfield 3061	\$572,000.00	05/06/2018
3. Russell St, Campbellefield Vic 3061	\$575,000.00	5/06/2018

OR

B* **Either** 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 six months*.

Or The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months*.

(*Delete as applicable)