

## 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

2 HATTY COURT 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

\$560,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$602,500

Property type

House

Suburb

Campbellfield

Period-from

01 Apr 2021

to

31 Mar 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

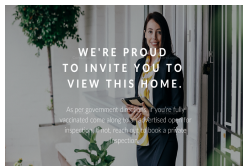
Date of sale

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 50 SAMUEL DRIVE CAMPBELLFIELD VIC 3061   | \$600,000 | 11-Nov-21 |
| 1 LEEDS PLACE CAMPBELLFIELD VIC 3061     | \$550,000 | 22-Sep-21 |
| 7 GREENWICH PLACE CAMPBELLFIELD VIC 3061 | \$575,000 | 25-Sep-21 |

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: 11 April 2022



## 50 SAMUEL DRIVE CAMPBELLFIELD VIC 3061

3 1 4

Sold Price **\$600,000** Sold Date **11-Nov-21**

Distance **0.06km**



## 1 LEEDS PLACE CAMPBELLFIELD VIC 3061

3 1 -

Sold Price **\$550,000** Sold Date **22-Sep-21**

Distance **-**



## 7 GREENWICH PLACE CAMPBELLFIELD VIC 3061

3 1 2

Sold Price **\$575,000** Sold Date **25-Sep-21**

Distance **-**

RS = Recent sale

UN = Undisclosed Sale

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