

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

7 Waratah Street 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

\$505,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$521,000

Property type

House

Suburb

Campbellfield

Period-from

01 Jun 2019

to

31 May 2020

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

5 Mimosa Avenue Campbellfield VIC 3061	\$480,000	03-Jun-20
12 Susan Court Campbellfield VIC 3061	\$478,000	28-Feb-20
11 Mont Albert Drive Campbellfield VIC 3061	\$530,000	13-Jan-20

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: 05 June 2020


5 Mimosa Avenue Campbellfield VIC 3061
 3  1  2

Sold Price

\$480,000

Sold Date

03-Jun-20

Distance

0.15km

12 Susan Court Campbellfield VIC 3061
 3  2  4

Sold Price

\$478,000

Sold Date

28-Feb-20

Distance

0.32km

11 Mont Albert Drive Campbellfield VIC 3061
 3  1  2

Sold Price

\$530,000

Sold Date

13-Jan-20

Distance

0.4km
RS = Recent sale

UN = Undisclosed Sale

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