

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

16 WILSON STREET CAMPERDOWN VIC 3260

### Indicative selling price

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

Single Price

\$420,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$432,500

Property type

House

Suburb

Camperdown

Period-from

01 Oct 2022

to

30 Sep 2023

Source

Corelogic

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

**A\*** 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

49A CAMPBELL STREET CAMPERDOWN VIC 3260	\$400,000	21-May-22
21 FENTON STREET CAMPERDOWN VIC 3260	\$440,000	30-Sep-22
31 FERGUSON STREET CAMPERDOWN VIC 3260	\$420,000	06-May-23

OR

**B\*** 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.

This Statement of Information was prepared on: 31 October 2023



**49A CAMPBELL STREET  
CAMPERDOWN VIC 3260**

3 1 1

Sold Price **\$400,000** Sold Date **21-May-22**

Distance **0.39km**



**21 FENTON STREET  
CAMPERDOWN VIC 3260**

3 1 1

Sold Price **\$440,000** Sold Date **30-Sep-22**

Distance **0.73km**



**31 FERGUSSON STREET  
CAMPERDOWN VIC 3260**

3 1 1

Sold Price <sup>RS</sup> **\$420,000** <sup>UN</sup> Sold Date **06-May-23**

Distance **0.73km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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