

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

2 LONGMORE STREET CAMPERDOWN VIC 3260

Indicative selling price

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

Single Price

\$695,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$432,500

Property type

Commercial

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

43 LAWRENCE STREET CAMPERDOWN VIC 3260	\$632,500	11-Apr-23
6 KILMALEY STREET CAMPERDOWN VIC 3260	-	01-May-23
25 TALBOT STREET CAMPERDOWN VIC 3260	\$645,000	08-Feb-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: 11 October 2023



**43 LAWRENCE STREET
CAMPERDOWN VIC 3260**

 3  1  3

Sold Price **\$632,500** Sold Date **11-Apr-23**

Distance **1.15km**



**6 KILMALEY STREET
CAMPERDOWN VIC 3260**

 4  2  3

Sold Price ^{RS} ^{UN} Sold Date **01-May-23**

Distance **1.18km**



**25 TALBOT STREET
CAMPERDOWN VIC 3260**

 3  2  2

Sold Price **\$645,000** Sold Date **08-Feb-23**

Distance **1.56km**

RS = Recent sale **UN** = Undisclosed Sale

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