

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 Suffolk Place 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

\$569,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

House

Suburb

Campbellfield

Period-from

01 Sep 2018

to

31 Aug 2019

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

2 Holly Court Campbellfield VIC 3061	\$630,000	26-Apr-19
61 Carrington Boulevard Thomastown VIC 3074	\$550,000	06-Apr-19
16 Shaw Street Fawkner VIC 3060	\$565,000	19-May-19

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: 16 September 2019

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2 Holly Court Campbellfield VIC 3061

 4
 2
 2

Sold Price **\$630,000** Sold Date **26-Apr-19**

Distance **0.69km**



61 Carrington Boulevard Thomastown VIC 3074

 3
 2
 2

Sold Price **\$550,000** Sold Date **06-Apr-19**

Distance **1.47km**



16 Shaw Street Fawkner VIC 3060

 3
 1
 1

Sold Price **\$565,000** Sold Date **19-May-19**

Distance **1.75km**

RS = Recent sale UN = Undisclosed Sale

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