

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 16 Blackwood Crescent, Campbellfield Vic 3061

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$480,000 & \$528,000

Median sale price

Median price \$620,000 House Unit Suburb Campbellfield

Period - From 01/10/2017 to 30/09/2018 Source REIV

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 six 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
1	36 Sycamore Cr CAMPBELLFIELD 3061	\$530,000	31/07/2018
2	7 Carlisle Ct CAMPBELLFIELD 3061	\$498,500	04/06/2018
3	25 Chestnut St CAMPBELLFIELD 3061	\$450,000	31/10/2018

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 six months.



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Rooms: 5
Property Type: House (Res)
Land Size: 534 sqm approx
Agent Comments

Indicative Selling Price
\$480,000 - \$528,000
Median House Price
Year ending September 2018: \$620,000

Comparable Properties



36 Sycamore Cr CAMPBELLFIELD 3061 (VG) Agent Comments

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Price: \$530,000
Method: Sale
Date: 31/07/2018
Rooms: -
Property Type: House (Res)
Land Size: 581 sqm approx

7 Carlisle Ct CAMPBELLFIELD 3061 (VG) Agent Comments

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Price: \$498,500
Method: Sale
Date: 04/06/2018
Rooms: -
Property Type: House (Res)
Land Size: 532 sqm approx



25 Chestnut St CAMPBELLFIELD 3061 (REI) Agent Comments

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Price: \$450,000
Method: Private Sale
Date: 31/10/2018
Rooms: 4
Property Type: House