STATEMENT OF INFORMATION
Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	61 Gentles Avenue, Campbellfield

Indicative selling price

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

Single price	$460,000

Median sale price

Median price	$475,000	Unit	X	Suburb	Campbellfield
Period - From	01/01/17	to	20/11/17	Source	realestate.com.au

Comparable property sales

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 – 2/7 Benalla Street, Dallas	$457,000	27/11/17
2 – 2/3 Birch Court, Campbellfield	$431,000	03/10/17
3 – 1/19 Gentles Avenue, Campbellfield	$425,000	23/10/17