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	31 Chestnut Street 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~~		or range between	$550,000	&	$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$600,000	Property type	House	Suburb	Campbellfield
Period-from	01 Feb 2021	to	31 Jan 2022	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 Susan Court Campbellfield VIC 3061	$600,000	15-Dec-21
12 Norwich Crescent Campbellfield VIC 3061	$580,000	26-Oct-21
31 Waratah Street Campbellfield VIC 3061	$605,000	14-Oct-21

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.~~

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2 Susan Court Campbellfield VIC 3061

3 1 1

Sold Price RS $600,000 Sold Date 15-Dec-21

Distance 0.78km



12 Norwich Crescent Campbellfield VIC 3061

3 1 1

Sold Price $580,000 Sold Date 26-Oct-21

Distance 0.7km



31 Waratah Street Campbellfield VIC 3061

3 1 2

Sold Price RS $605,000 Sold Date 14-Oct-21

Distance 0.25km

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

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