

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 23 Little Street, Camperdown Vic 3260
Including suburb or locality and postcode

Indicative selling price

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

Single price \$550,000

Median sale price

Median price \$440,000

Property Type House

Suburb Camperdown

Period - From 01/07/2022

to 30/06/2023

Source REIV

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.

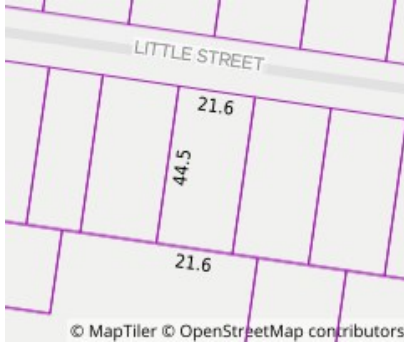
	Address of comparable property	Price	Date of sale
1	17 Ower St CAMPERDOWN 3260	\$550,000	16/08/2023
2	7 Mckinnon St CAMPERDOWN 3260	\$530,500	11/11/2022
3	6 Scott St CAMPERDOWN 3260	\$520,000	11/05/2023

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:

25/09/2023 14:40



Property Type: House (Res)

Land Size: 966 sqm approx

Agent Comments

Indicative Selling Price

\$550,000

Median House Price

Year ending June 2023: \$440,000

Comparable Properties



17 Ower St CAMPERDOWN 3260 (REI/VG)

Agent Comments



Price: \$550,000

Method: Private Sale

Date: 16/08/2023

Property Type: House

Land Size: 1019.86 sqm approx



7 Mckinnon St CAMPERDOWN 3260 (REI/VG)

Agent Comments



Price: \$530,500

Method: Private Sale

Date: 11/11/2022

Property Type: House

Land Size: 1010 sqm approx



6 Scott St CAMPERDOWN 3260 (REI)

Agent Comments



Price: \$520,000

Method: Private Sale

Date: 11/05/2023

Property Type: House

Land Size: 1013 sqm approx

Account - Charles Stewart & Co | P: 03 52315400 | F: 03 52313160