

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

41 Somerset Road, Campbellfield Vic 3061

Indicative selling price

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

Range between

\$670,000

&

\$715,000

Median sale price

Median price

\$616,250

Property Type

House

Suburb

Campbellfield

Period - From

01/01/2023

to

31/12/2023

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	45 Laurel Cr CAMPBELLFIELD 3061	\$670,000	31/01/2024
2			
3			

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.

This Statement of Information was prepared on:

12/03/2024 11:53

41 Somerset Road, Campbellfield Vic 3061



Property Type: House (Previously Occupied - Detached)

Land Size: 535 sqm approx

Agent Comments

Indicative Selling Price

\$670,000 - \$715,000

Median House Price

Year ending December 2023: \$616,250

Comparable Properties

45 Laurel Cr CAMPBELLFIELD 3061 (REI)

Agent Comments



Price: \$670,000

Method:

Date: 31/01/2024

Property Type: House

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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