

# 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 45 Laurel Crescent, Campbellfield Vic 3061

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$585,000 & \$643,500

### Median sale price

Median price \$608,000 Property Type House Suburb Campbellfield

Period - From 08/01/2023 to 07/01/2024 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	44 Blackwood Cr CAMPBELLFIELD 3061	\$620,000	30/10/2023
2	24 Sycamore Cr CAMPBELLFIELD 3061	\$617,500	21/10/2023
3	124 Somerset Rd CAMPBELLFIELD 3061	\$582,500	31/10/2023

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: 08/01/2024 15:00



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$585,000 - \$643,500  
**Median House Price**  
08/01/2023 - 07/01/2024: \$608,000

## Comparable Properties



**44 Blackwood Cr CAMPBELLFIELD 3061 (REI/VG)**

Agent Comments



**Price:** \$620,000  
**Method:** Private Sale  
**Date:** 30/10/2023  
**Property Type:** House  
**Land Size:** 534 sqm approx



**24 Sycamore Cr CAMPBELLFIELD 3061 (REI/VG)**

Agent Comments



**Price:** \$617,500  
**Method:** Auction Sale  
**Date:** 21/10/2023  
**Property Type:** House (Res)  
**Land Size:** 532 sqm approx



**124 Somerset Rd CAMPBELLFIELD 3061 (REI)** Agent Comments



**Price:** \$582,500  
**Method:** Private Sale  
**Date:** 31/10/2023  
**Property Type:** House