

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

38 Sycamore Crescent 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

\$599,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Campbellfield

Period-from

01 Nov 2020

to

31 Oct 2021

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

52 Sycamore Crescent Campbellfield VIC 3061	\$665,000	04-Aug-21
31 Waratah Street Campbellfield VIC 3061	\$605,000	14-Oct-21
74 Sycamore Crescent Campbellfield VIC 3061	\$580,000	03-Jun-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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52 Sycamore Crescent Campbellfield VIC 3061

3 1 1

Sold Price **\$665,000** Sold Date **04-Aug-21**

Distance **0.15km**



31 Waratah Street Campbellfield VIC 3061

3 1 2

Sold Price ^{RS} **\$605,000** Sold Date **14-Oct-21**

Distance **0.16km**



74 Sycamore Crescent Campbellfield VIC 3061

3 1 2

Sold Price **\$580,000** Sold Date **03-Jun-21**

Distance **0.28km**

Notes from your agent

Clean & tidy home with 3 bedrooms and garage. Sold in June this year. Very comparable and in the same street only 280 metres away.

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

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