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	

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	$2,000,000	&	$2,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$605,000	Property type	Business	Suburb	Campbellfield
Period-from	01 Mar 2022	to	28 Feb 2023	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
76 LARA WAY CAMPBELLFIELD VIC 3061	$1,815,000	15-Dec-21
12 RANDOR STREET CAMPBELLFIELD VIC 3061	$1,815,000	15-Dec-21
69 LARA WAY CAMPBELLFIELD VIC 3061	$2,500,000	19-Apr-22

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.~~

This Statement of Information was prepared on: 23 March 2023

CONSUMER AFFAIRS VICTORIA

Raine&Horne.
Land Victoria
Jasvir Gill
P 03 9052 5600
M 0474820666
E J.gill@landvictoria.rh.com.au

76 LARA WAY CAMPBELLFIELD VIC 3061

- - -

Sold Price **$1,815,000** Sold Date **15-Dec-21**

Distance **0.93km**

12 RANDOR STREET CAMPBELLFIELD VIC 3061

- - -

Sold Price Sold Date **15-Dec-21**

Distance **0.96km**

69 LARA WAY CAMPBELLFIELD VIC 3061

- - -

Sold Price **$2,500,000** Sold Date **19-Apr-22**

Distance **1.03km**

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

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