

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

5 Lydia Avenue 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

or range
between

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

House

Suburb

Campbellfield

Period-from

01 Jan 2020

to

31 Dec 2020

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

10 Lydia Avenue Campbellfield VIC 3061	\$500,000	29-Jun-20
61 Geach Street Dallas VIC 3047	\$500,000	12-Nov-20

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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10 Lydia Avenue Campbellfield VIC 3061 Sold Price **\$500,000** Sold Date **29-Jun-20**

3 1 2

Distance **0.08km**



61 Geach Street Dallas VIC 3047 Sold Price ^{RS} **\$500,000** Sold Date **12-Nov-20**

3 2 1

Distance **0.89km**

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

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