

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

2 MONT ALBERT DRIVE 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

\$490,000

&

\$539,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Campbellfield

Period-from

01 Aug 2022

to

31 Jul 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

5 ALBANY COURT CAMPBELLFIELD VIC 3061	\$500,000	12-Nov-22
25 MONT ALBERT DRIVE CAMPBELLFIELD VIC 3061	\$520,000	12-Mar-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: 16 August 2023



5 ALBANY COURT CAMPBELLFIELD VIC 3061

 3  1  2

Sold Price **\$500,000** Sold Date **12-Nov-22**

Distance **0.2km**



25 MONT ALBERT DRIVE CAMPBELLFIELD VIC 3061

 3  1  2

Sold Price **\$520,000** Sold Date **12-Mar-22**

Distance **0.21km**

RS = Recent sale

UN = Undisclosed Sale

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