

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

98 Lara Way, Campbellfield Vic 3061

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$629,500

Median sale price*

Median price

House

Unit

Suburb

Campbellfield

Period - From

to

Source

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	1894 Sydney Rd CAMPBELLFIELD 3061	\$865,000	21/12/2017
2	1/65 Lara Way CAMPBELLFIELD 3061	\$700,000	28/02/2018
3	33 Killara Rd CAMPBELLFIELD 3061	\$665,500	22/02/2018

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.

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



Rooms:
Property Type: Factory
Land Size: 498 sqm approx
Agent Comments

Indicative Selling Price
\$629,500
No median price available

Comparable Properties

1894 Sydney Rd CAMPBELLFIELD 3061 (VG) Agent Comments



Price: \$865,000
Method: Sale
Date: 21/12/2017
Rooms: -
Property Type: Warehouse
Land Size: 487 sqm approx

1/65 Lara Way CAMPBELLFIELD 3061 (VG) Agent Comments



Price: \$700,000
Method: Sale
Date: 28/02/2018
Rooms: -
Property Type: Warehouse
Land Size: 900 sqm approx



33 Killara Rd CAMPBELLFIELD 3061 (VG) Agent Comments



Price: \$665,500
Method: Sale
Date: 22/02/2018
Rooms: -
Property Type: Factory
Land Size: 675 sqm approx