

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb or locality and postcode

75 Bowen Street, Camperdown Vic 3260

Indicative selling price

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

Range between \$490,000 & \$539,000

Median sale price*

Median price House Unit Suburb or locality

Period - From to Source

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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	6 Vista Ct CAMPERDOWN 3260	\$515,000	23/05/2018
2	103 Bowen St CAMPERDOWN 3260	\$462,000	07/08/2017
3	13 Kawana Ct CAMPERDOWN 3260	\$395,000	23/04/2018

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen 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: Misc
 Improvements Residential (no dwelling)
 Agent Comments

Indicative Selling Price
 \$490,000 - \$539,000
No median price available

Comparable Properties

6 Vista Ct CAMPERDOWN 3260 (VG)

Agent Comments



Price: \$515,000
Method: Sale
Date: 23/05/2018
Rooms: -
Property Type: House (Res)
Land Size: 2438 sqm approx



103 Bowen St CAMPERDOWN 3260 (VG)

Agent Comments



Price: \$462,000
Method: Sale
Date: 07/08/2017
Rooms: -
Property Type: House (Res)
Land Size: 2661 sqm approx

13 Kawana Ct CAMPERDOWN 3260 (VG)

Agent Comments



Price: \$395,000
Method: Sale
Date: 23/04/2018
Rooms: -
Property Type: House (Res)
Land Size: 1150 sqm approx