

## 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

8 ELMAR COURT CAMPBELLFIELD VIC 3061

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$670,000

&

\$737,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$618,750

Property type

House

Suburb

Campbellfield

Period-from

01 Dec 2023

to

30 Nov 2024

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

59 STEWART GROVE CAMPBELLFIELD VIC 3061	\$680,000	14-Jul-23
170 SOMERSET ROAD CAMPBELLFIELD VIC 3061	\$670,000	08-Jul-23
1 HULL DRIVE CAMPBELLFIELD VIC 3061	\$680,000	14-Mar-24

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: 17 December 2024



**59 STEWART GROVE  
CAMPBELLFIELD VIC 3061**

3 1 1

Sold Price **\$680,000** Sold Date **14-Jul-23**

Distance **1.77km**



**170 SOMERSET ROAD  
CAMPBELLFIELD VIC 3061**

3 1 1

Sold Price **\$670,000** Sold Date **08-Jul-23**

Distance **1.09km**



**1 HULL DRIVE CAMPBELLFIELD VIC 3061**

4 2 1

Sold Price **\$680,000** Sold Date **14-Mar-24**

Distance **0.46km**



**61 LYDIA AVENUE  
CAMPBELLFIELD VIC 3061**

3 1 2

Sold Price Sold Date **27-Jan-24**

Distance **1.74km**

RS = Recent sale UN = Undisclosed Sale

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