

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 and
postcode

43 WHITES ROAD CAMPERDOWN VIC 3260

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

\$950,000

&

\$1,030,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

House

Suburb

Camperdown

Period-from

01 Nov 2023

to

31 Oct 2024

Source

Corelogic

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 18 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

84 PARK ROAD CAMPERDOWN VIC 3260	\$920,000	21-Oct-24
200 BOWEN STREET CAMPERDOWN VIC 3260	\$900,000	28-Feb-24
5 VISTA COURT CAMPERDOWN VIC 3260	\$910,000	27-Mar-24

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 18 months.~~

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**84 PARK ROAD CAMPERDOWN
VIC 3260**

4 2 4

Sold Price ^{RS} **\$920,000** ^{UN} Sold Date **21-Oct-24**

Distance **4.32km**



**200 BOWEN STREET
CAMPERDOWN VIC 3260**

4 2 4

Sold Price **\$900,000** Sold Date **28-Feb-24**

Distance **1.98km**



**5 VISTA COURT CAMPERDOWN
VIC 3260**

4 2 4

Sold Price **\$910,000** Sold Date **27-Mar-24**

Distance **2.96km**



**2/18 PARK LANE CAMPERDOWN
VIC 3260**

4 2 2

Sold Price Sold Date **25-Jul-23**

Distance **2.75km**

RS = Recent sale

UN = Undisclosed Sale

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