

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

52 WALLS STREET 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

House

Suburb

Camperdown

Period-from

01 Feb 2024

to

31 Jan 2025

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
1 DOWLING STREET CAMPERDOWN VIC 3260	\$505,000	14-Jan-25
8 LEURA STREET CAMPERDOWN VIC 3260	\$630,000	27-Nov-24
18 HOPETOUN STREET CAMPERDOWN VIC 3260	\$500,000	20-Dec-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.~~

This Statement of Information was prepared on: 21 February 2025



Rob Rickard
P 03 5593 7500
M 0407 354 025
E rob.rickard@elders.com.au



**1 DOWLING STREET
CAMPERDOWN VIC 3260**

2 1 1

Sold Price ^{RS} **\$505,000** ^{UN} Sold Date **14-Jan-25**

Distance **0.31km**



**8 LEURA STREET CAMPERDOWN
VIC 3260**

3 1 1

Sold Price ^{RS} **\$630,000** ^{UN} Sold Date **27-Nov-24**

Distance **0.65km**



**18 HOPETOUN STREET
CAMPERDOWN VIC 3260**

4 1 4

Sold Price **\$500,000** Sold Date **20-Dec-24**

Distance **0.59km**

RS = Recent sale **UN** = Undisclosed Sale

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