

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

101/1a Campbell Grove, Northcote Vic 3070

Indicative selling price

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

Single price

\$692,500

Median sale price

Median price

\$690,000

Property Type

Unit

Suburb

Northcote

Period - From

01/01/2023

to

31/03/2023

Source

REIV

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	313/114 Helen St NORTHCOTE 3070	\$700,000	22/03/2023
2	8/52 Gadd St NORTHCOTE 3070	\$685,000	17/11/2022
3	116/1A Campbell Gr NORTHCOTE 3070	\$680,000	10/02/2023

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.~~

This Statement of Information was prepared on:

01/05/2023 17:09



 2  2  1

Property Type:

Agent Comments

Approx. 7 years old Council rate: Approx. \$1440 per year Body corp fees: Approx. \$4936 per year

Indicative Selling Price

\$692,500

Median Unit Price

March quarter 2023: \$690,000

Comparable Properties



313/114 Helen St NORTHCOTE 3070 (REI)

Agent Comments

 2  1  1

Price: \$700,000

Method: Sold Before Auction

Date: 22/03/2023

Property Type: Apartment



8/52 Gadd St NORTHCOTE 3070 (REI/VG)

Agent Comments

 2  2  1

Price: \$685,000

Method: Private Sale

Date: 17/11/2022

Property Type: Townhouse (Single)



116/1A Campbell Gr NORTHCOTE 3070 (REI/VG)

Agent Comments

 2  2  1

Price: \$680,000

Method: Private Sale

Date: 10/02/2023

Property Type: Townhouse (Res)