

A yellow bicycle with a brown leather saddle and handlebars is leaning against a white picket fence. A wicker basket filled with pink flowers is attached to the front handlebars. The background shows a blurred street scene with trees and buildings.

**RayWhite.**

# Statement of information

1/1A CAMPBELL GROVE, NORTHCOTE, VIC 3070  
PREPARED BY ABDUL ALLOUCHE , RAY WHITE BRUNSWICK



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1/1A CAMPBELL GROVE, NORTHCOTE,

- - -

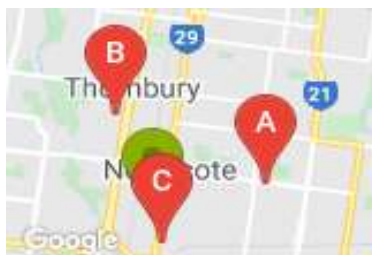
## Indicative Selling Price

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

Price Range: **\$710,000 to \$780,000**

Provided by: Abdul Allouche, Ray White Brunswick

## MEDIAN SALE PRICE



NORTHCOTE, VIC, 3070

Suburb Median Sale Price (House)

**\$1,490,000**

01 April 2020 to 31 March 2021

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



4/34 BOOTHBY ST, NORTHCOTE, VIC 3070

2 1 1

## Sale Price

**\*\*\$750,000**

Sale Date: 09/04/2021

Distance from Property: 1.6km



6/54 GADD ST, NORTHCOTE, VIC 3070

2 2 1

## Sale Price

**\*\$768,500**

Sale Date: 01/05/2021

Distance from Property: 1.6km



5/6 PEARL ST, NORTHCOTE, VIC 3070

2 1 2

## Sale Price

**\*\$900,000**

Sale Date: 18/03/2021

Distance from Property: 368m



This report has been compiled on 07/05/2021 by Ray White Brunswick. Property Data Solutions Pty Ltd 2021 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

1/1A CAMPBELL GROVE, NORTHCOTE, VIC 3070

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range:

\$710,000 to \$780,000

### Median sale price

Median price

\$1,490,000

Property type

Unit

Suburb

NORTHCOTE

Period

01 April 2020 to 31 March 2021

Source



### Comparable property sales

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

4/34 BOOTHBY ST, NORTHCOTE, VIC 3070	**\$750,000	09/04/2021
6/54 GADD ST, NORTHCOTE, VIC 3070	*\$768,500	01/05/2021
5/6 PEARL ST, NORTHCOTE, VIC 3070	*\$900,000	18/03/2021

This Statement of Information was prepared on:

07/05/2021