

# 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

11/1a Campbell Grove, Northcote Vic 3070

### Indicative selling price

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

Single price

\$899,000

### Median sale price

Median price

\$652,000

Property Type

Unit

Suburb

Northcote

Period - From

01/07/2024

to

30/09/2024

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	107/122 Roseneath St CLIFTON HILL 3068	\$846,000	12/10/2024
2	4/54 Clarendon St THORNBURY 3071	\$860,000	09/08/2024
3	6/213 Weston St BRUNSWICK EAST 3057	\$881,000	18/12/2024

**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:

16/01/2025 13:44



**Property Type:**

Divorce/Estate/Family Transfers

**Land Size:** 2722 sqm approx

Agent Comments

## Comparable Properties



**107/122 Roseneath St CLIFTON HILL 3068 (REI)**

Agent Comments



**Price:** \$846,000

**Method:** Auction Sale

**Date:** 12/10/2024

**Property Type:** Apartment



**4/54 Clarendon St THORNBURY 3071 (REI/VG)**

Agent Comments



**Price:** \$860,000

**Method:** Private Sale

**Date:** 09/08/2024

**Property Type:** Townhouse (Single)



**6/213 Weston St BRUNSWICK EAST 3057 (REI)**

Agent Comments



**Price:** \$881,000

**Method:** Auction Sale

**Date:** 18/12/2024

**Property Type:** Townhouse (Res)