

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

17/1a Campbell Grove, Northcote Vic 3070

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$745,000 Property Type Unit Suburb Northcote

Period - From 01/01/2020 to 31/03/2020 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	402/122 Roseneath St CLIFTON HILL 3068	\$730,000	12/05/2020
2	315/24 Barkly St BRUNSWICK EAST 3057	\$700,000	15/03/2020
3	217/26-38 Merri Pde NORTHCOTE 3070	\$700,000	29/02/2020

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:

26/06/2020 16:48



Property Type: Strata Unit/Flat

Agent Comments

A refined contemporary haven in a coveted Rucker's Hill position, this secure, two bedroom, two bathroom apartment features Miele appliances and an exceptional entertainer's courtyard.

Indicative Selling Price

\$650,000 - \$700,000

Median Unit Price

March quarter 2020: \$745,000

Comparable Properties



402/122 Roseneath St CLIFTON HILL 3068 (REI)

Agent Comments



Price: \$730,000

Method: Private Sale

Date: 12/05/2020

Property Type: Apartment



315/24 Barkly St BRUNSWICK EAST 3057 (REI/VG)

Agent Comments



Price: \$700,000

Method: Sold After Auction

Date: 15/03/2020

Property Type: Apartment



217/26-38 Merri Pde NORTHCOTE 3070 (REI)

Agent Comments



Price: \$700,000

Method: Auction Sale

Date: 29/02/2020

Property Type: Apartment