

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

116/1A CAMPBELL GROVE NORTHCOTE VIC 3070

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$695,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Northcote

Period-from

01 Jan 2022

to

31 Dec 2022

Source

Corelogic

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 6 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

115/1A CAMPBELL GROVE NORTHCOTE VIC 3070	\$680,000	28-Nov-22
8/52 GADD STREET NORTHCOTE VIC 3070	\$685,000	03-Nov-22
9/53 GADD STREET NORTHCOTE VIC 3070	\$712,800	21-Oct-22

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 6 months.~~

This Statement of Information was prepared on: 27 January 2023


**115/1A CAMPBELL GROVE
NORTHCOTE VIC 3070**

 2
  2
  1

Sold Price

^{RS} **\$680,000** Sold Date **28-Nov-22**

Distance **0km**

**8/52 GADD STREET NORTHCOTE
VIC 3070**

 2
  2
  1

Sold Price

^{RS} **\$685,000** Sold Date **03-Nov-22**

Distance **1.54km**

**9/53 GADD STREET NORTHCOTE
VIC 3070**

 2
  2
  2

Sold Price

^{RS} **\$712,800** Sold Date **21-Oct-22**

Distance **1.51km**
RS = Recent sale

UN = Undisclosed Sale

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