

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 1A Campbell Grove, Northcote Vic 3070 Including suburb and postcode

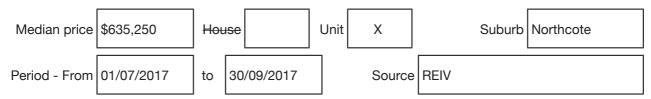
Indicative selling price

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

Range between \$719,000

&

Median sale price



\$749.000

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	4/1a Campbell Gr NORTHCOTE 3070	\$757,500	01/06/2017
2	17 Gear St BRUNSWICK EAST 3057	\$755,000	02/09/2017
3	3/2 Ryan St BRUNSWICK EAST 3057	\$705,000	14/07/2017

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.



propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



1A Campbell Grove, Northcote Vic 3070



Richard Rose





Rooms: Property Type: Strata Unit/Flat Agent Comments

03 8415 6100 0419 446 688 richardrose@jelliscraig.com.au

Indicative Selling Price \$719,000 - \$749,000 **Median Unit Price** September quarter 2017: \$635,250

Comparable Properties

	4/1a Campbell Gr NORTHCOTE 3070 (VG) 2 🏣 - 🋱 -	Agent Comments
	Price: \$757,500 Method: Sale Date: 01/06/2017 Rooms: - Property Type: Strata Unit/Flat	
Bł	17 Gear St BRUNSWICK EAST 3057 (REI) 2 2 2 1 Price: \$755,000 Method: Auction Sale Date: 02/09/2017 Rooms: 3 Property Type: Townhouse (Res)	Agent Comments
	3/2 Ryan St BRUNSWICK EAST 3057 (REI) 2 2 2 1 Price: \$705,000 Method: Sold Before Auction Date: 14/07/2017 Rooms: - Bronerty Tune: Townhouse (Rec)	Agent Comments



Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 8415 6100

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