

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

1A Campbell Grove, Northcote Vic 3070

Indicative selling price

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

Range between \$719,000 & \$749,000

Median sale price

Median price \$635,250 House Unit X Suburb Northcote

Period - From 01/07/2017 to 30/09/2017 Source REIV

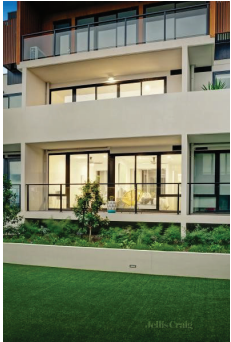
Comparable property sales (*Delete A or B below as applicable)

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	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.



Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties

4/1a Campbell Gr NORTHCOTE 3070 (VG)

Agent Comments



Price: \$757,500

Method: Sale

Date: 01/06/2017

Rooms: -

Property Type: Strata Unit/Flat



17 Gear St BRUNSWICK EAST 3057 (REI)

Agent Comments



Price: \$755,000

Method: Auction Sale

Date: 02/09/2017

Rooms: 3

Property Type: Townhouse (Res)



3/2 Ryan St BRUNSWICK EAST 3057 (REI)

Agent Comments



Price: \$705,000

Method: Sold Before Auction

Date: 14/07/2017

Rooms: -

Property Type: Townhouse (Res)