## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 8 Campbell Grove, Northcote Vic 3070

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betwee	\$1,400,000		&		\$1,500,000			
Median sale p	rice							
Median price	\$1,710,000	Pro	operty Type	Hou	se		Suburb	Northcote
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	10 Dalziel La NORTHCOTE 3070	\$1,645,000	17/02/2024
2	189a Blyth St BRUNSWICK EAST 3057	\$1,550,000	07/02/2024
3	121A Clarke St NORTHCOTE 3070	\$1,510,000	18/03/2024

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:

03/04/2024 17:03





Nigel Harry





Property Type: House Agent Comments 03 9403 9300 0412 464 116 nigelharry@jelliscraig.com.au

Indicative Selling Price \$1,400,000 - \$1,500,000 Median House Price December quarter 2023: \$1,710,000

Discover vibrant living with this stylish four bedroom, two bathroom residence zoned to Northcote High. Set on Rucker's Hill starring panoramic city vistas and unbeatable local amenities.

# **Comparable Properties**



10 Dalziel La NORTHCOTE 3070 (REI)



Price: \$1,645,000 Method: Auction Sale Date: 17/02/2024 Property Type: House (Res) Agent Comments

Agent Comments



189a Blyth St BRUNSWICK EAST 3057 (REI)

Price: \$1,550,000 Method: Private Sale



Property Type: House (Res)

Date: 07/02/2024

121A Clarke St NORTHCOTE 3070 (REI)

Agent Comments

Price: \$1,510,000 Method: Sold Before Auction Date: 18/03/2024 Property Type: House (Res)

Account - Jellis Craig | P: 03 9403 9300



property data

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