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

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. 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.