

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

8 Campbell Grove, Northcote Vic 3070

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$1,710,000 Property Type House Suburb Northcote

Period - From 01/10/2023 to 31/12/2023 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	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



 4  2  2

Property Type: House

Agent Comments

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.

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

December quarter 2023: \$1,710,000

Comparable Properties



10 Dalziel La NORTHCOTE 3070 (REI)

Agent Comments

 4  3  1

Price: \$1,645,000

Method: Auction Sale

Date: 17/02/2024

Property Type: House (Res)



189a Blyth St BRUNSWICK EAST 3057 (REI)

Agent Comments

 3  3  1

Price: \$1,550,000

Method: Private Sale

Date: 07/02/2024

Property Type: House (Res)



121A Clarke St NORTHCOTE 3070 (REI)

Agent Comments

 4  2  1

Price: \$1,510,000

Method: Sold Before Auction

Date: 18/03/2024

Property Type: House (Res)