## 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

1/12 Farnan Street, Northcote Vic 3070

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,200,000		&		\$1,300,000			
Median sale p	rice							
Median price	\$970,000	Pro	operty Type	Том	/nhouse		Suburb	Northcote
Period - From	15/04/2023	to	14/04/2024		So	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	15b Rex Av ALPHINGTON 3078	\$1,248,000	28/02/2024
2	14/122 Roseneath St CLIFTON HILL 3068	\$1,220,000	29/03/2024
3			

OR

**B**<sup>\*</sup> 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:

15/04/2024 11:59









Property Type: Townhouse Agent Comments Lloyd Lawton 03 9810 5054 0403229433 lloydlawton@jelliscraig.com.au

Indicative Selling Price \$1,200,000 - \$1,300,000 Median Townhouse Price 15/04/2023 - 14/04/2024: \$970,000

# **Comparable Properties**



15b Rex Av ALPHINGTON 3078 (REI)



Price: \$1,248,000 Method: Private Sale Date: 28/02/2024 Property Type: Townhouse (Single) Agent Comments



14/122 Roseneath St CLIFTON HILL 3068 (REI) Agent Comments



Price: \$1,220,000 Method: Private Sale Date: 29/03/2024 Property Type: Townhouse (Single)

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.

#### Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511

propertydata



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