## 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

10 Dalziel Lane, Northcote Vic 3070

#### Indicative selling price

For the meaning	of this price see	cons	umer.vic.go	ov.au	/underquot	ting		
Range betweer	\$1,350,000		&		\$1,450,000			
Median sale p	rice							
Median price	\$1,651,500	Pro	perty Type	Hou	se		Suburb	Northcote
Period - From	23/01/2023	to	22/01/2024		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 sixmonths 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		
2		
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:

23/01/2024 14:14





Chris Vrantsis 0418 883 118 cvrantsis@bigginscott.com.au





**Property Type:** House Agent Comments

Indicative Selling Price \$1,350,000 - \$1,450,000 Median House Price 23/01/2023 - 22/01/2024: \$1,651,500

# **Comparable Properties**

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 - Biggin & Scott Inner North | P: 03 9386 1855 | F: 03 9489 5788





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