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

114 Separation 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 \$1,950,000		&		\$2,100,000				
Median sale price									
Median price	\$1,750,000	Pro	operty Type	Hou	ise		Suburb	Northcote	
Period - From	01/07/2023	to	30/09/2023		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	3b Hartley St NORTHCOTE 3070	\$2,160,000	21/10/2023
2			
3			

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:

01/11/2023 15:12









Rooms: 5 Property Type: Modern Home Land Size: 446 sqm approx Agent Comments Lee Muddle 03 8415 6100 0449 130 331 leemuddle@jelliscraig.com.au

Indicative Selling Price \$1,950,000 - \$2,100,000 Median House Price September quarter 2023: \$1,750,000

Comparable Properties



3b Hartley St NORTHCOTE 3070 (REI)



Price: \$2,160,000 Method: Sold Before Auction Date: 21/10/2023 Property Type: House (Res) Agent Comments

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



Propertydata

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