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

120 Hawthorn Road, Northcote Vic 3070

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betwee	\$1,250,000		&		\$1,350,000			
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.

Ad	dress of comparable property	Price	Date of sale
1	8 Elm St NORTHCOTE 3070	\$1,365,000	05/12/2023
2	24 Taylor St FITZROY NORTH 3068	\$1,335,000	02/03/2024
3	26 Elm St NORTHCOTE 3070	\$1,318,000	09/12/2023

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:

04/03/2024 17:23





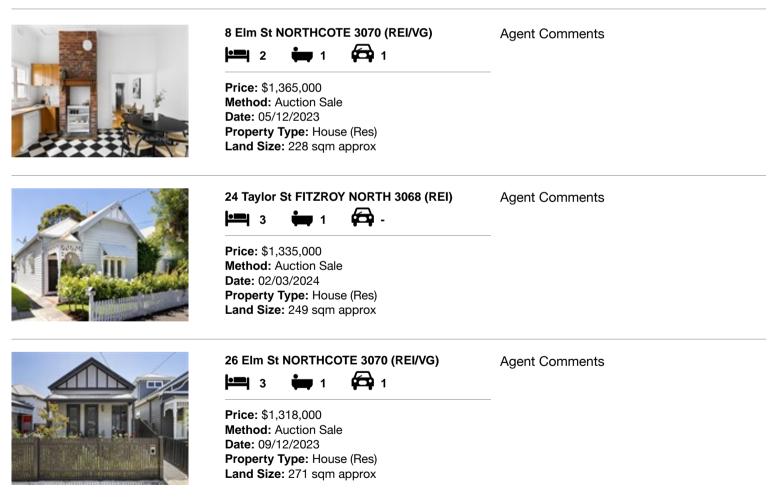




Property Type: House **Land Size:** 142 sqm approx Agent Comments Rosemary Sarr 9403 9300 0498 802 255 rosemarysarr@jelliscraig.com.au

Indicative Selling Price \$1,250,000 - \$1,350,000 Median House Price December quarter 2023: \$1,710,000

Comparable Properties



Account - Jellis Craig | P: 03 9403 9300



propertydata

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