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

138 Bastings Street, Northcote Vic 3070

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,500,000		&		\$1,600,000			
Median sale pi	rice							
Median price	\$1,710,000	Pro	operty Type	Hou	ise		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.

Ade	dress of comparable property	Price	Date of sale
1	141 Westgarth St NORTHCOTE 3070	\$1,670,000	16/11/2023
2	58 Rathmines St FAIRFIELD 3078	\$1,540,000	02/09/2023
3	13 Normanby Av THORNBURY 3071	\$1,480,000	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:

24/01/2024 13:01







Property Type: House **Land Size:** 336 sqm approx Agent Comments Justin Mellar 03 9403 9300 0417 996 627 justinmellar@jelliscraig.com.au

Indicative Selling Price \$1,500,000 - \$1,600,000 Median House Price December quarter 2023: \$1,710,000

Comparable Properties



141 Westgarth St NORTHCOTE 3070 (REI)



Price: \$1,670,000 Method: Auction Sale Date: 16/11/2023 Property Type: House (Res)

Agent Comments

Agent Comments



Price: \$1,540,000 Method: Auction Sale Date: 02/09/2023 Property Type: House (Res)

Land Size: 321 sqm approx

3

13 Normanby Av THORNBURY 3071 (REI)

58 Rathmines St FAIRFIELD 3078 (REI/VG)

6 3



Agent Comments

Price: \$1,480,000 Method: Auction Sale Date: 09/12/2023 Property Type: House (Res) Land Size: 349 sqm approx

Account - Jellis Craig | P: 03 9403 9300



property data

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