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

140a Bastings Street, Northcote Vic 3070

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betwee	n \$3,300,000	&	\$3,600,000	D				
Median sale price								
Median price	\$1,750,000	Property Type	House	Suburb Northcote				
Period - From	01/07/2023	to 30/09/2023	Sour	rceREIV				

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.

Add	dress of comparable property	Price	Date of sale
1	30 Whalley St NORTHCOTE 3070	\$3,500,000	29/10/2023
2	11 Jenkins St NORTHCOTE 3070	\$3,367,500	09/09/2023
3	36 Gordon Gr NORTHCOTE 3070	\$3,310,000	28/09/2023

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:

16/11/2023 17:42









Property Type: House (Res) **Land Size:** 518 sqm approx Agent Comments Sam Rigopoulos 03 9403 9300 0425 834 583 samrigopoulos@jelliscraig.com.au

Indicative Selling Price \$3,300,000 - \$3,600,000 Median House Price September quarter 2023: \$1,750,000

Comparable Properties



30 Whalley St NORTHCOTE 3070 (REI)



Price: \$3,500,000 Method: Sold After Auction Date: 29/10/2023 Property Type: House (Res) Land Size: 535 sqm approx

Agent Comments



11 Jenkins St NORTHCOTE 3070 (REI)

Agent Comments



Price: \$3,367,500 Method: Auction Sale Date: 09/09/2023 Property Type: House (Res)

36 Gordon Gr NORTHCOTE 3070 (REI/VG)



Agent Comments



Price: \$3,310,000 Method: Private Sale Date: 28/09/2023 Property Type: House Land Size: 495 sqm approx

Account - Jellis Craig | P: 03 9403 9300



propertydata

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