## 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

1c Bird Avenue, Northcote Vic 3070

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betwee	\$1,050,000		&		\$1,150,000			
Median sale p	rice							
Median price	\$705,000	Pro	operty Type	Unit			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.

Add	dress of comparable property	Price	Date of sale
1	12b Clifton St NORTHCOTE 3070	\$1,162,000	16/12/2023
2	2/142 Darebin Rd NORTHCOTE 3070	\$1,105,000	03/10/2023
3	2/8 Ballantyne St THORNBURY 3071	\$1,050,000	12/12/2023

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:

12/03/2024 13:13



1c Bird Avenue, Northcote Vic 3070







Property Type: Apartment Agent Comments Isaac Katsouranis 03 9070 5095 0411 806 300 isaackatsouranis@jelliscraig.com.au

> Indicative Selling Price \$1,050,000 - \$1,150,000 Median Unit Price December quarter 2023: \$705,000

# **Comparable Properties**



12b Clifton St NORTHCOTE 3070 (REI)



Price: \$1,162,000 Method: Auction Sale Date: 16/12/2023 Property Type: Townhouse (Res) Agent Comments

Agent Comments



2/142 Darebin Rd NORTHCOTE 3070 (REI)

Price: \$1,105,000 Method: Sold Before Auction Date: 03/10/2023 Property Type: Townhouse (Res)



2/8 Ballantyne St THORNBURY 3071 (REI)



Agent Comments

Price: \$1,050,000 Method: Private Sale Date: 12/12/2023 Property Type: Townhouse (Single)

#### Account - Jellis Craig | P: 03 9070 5095



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