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

2/53 Kellett Street, Northcote Vic 3070

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$600,000		&		\$650,000			
Median sale pi	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	6/27 Jessie St NORTHCOTE 3070	\$620,000	16/12/2023
2	1/309 Heidelberg Rd NORTHCOTE 3070	\$612,500	02/03/2024
3	3/200 Westgarth St NORTHCOTE 3070	\$595,000	20/12/2023

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.

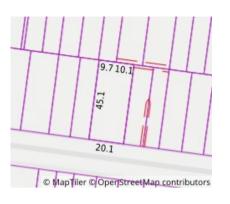
This Statement of Information was prepared on:

19/03/2024 12:36



2/53 Kellett Street, Northcote Vic 3070







Property Type: Agent Comments

Colin Abbas 03 9403 9300 0414 659 635 colinabbas@jelliscraig.com.au

Indicative Selling Price \$600,000 - \$650,000 **Median Unit Price** December quarter 2023: \$705,000

Comparable Properties



6/27 Jessie St NORTHCOTE 3070 (REI/VG)



Price: \$620,000 Method: Auction Sale

Date: 16/12/2023 Property Type: Unit



1/309 Heidelberg Rd NORTHCOTE 3070 (REI) Agent Comments



Price: \$612,500 Method: Auction Sale Date: 02/03/2024 Property Type: Apartment



3/200 Westgarth St NORTHCOTE 3070 (REI)



Price: \$595.000 Method: Private Sale Date: 20/12/2023 Rooms: 3 Property Type: Apartment

Account - Jellis Craig | P: 03 9403 9300

propertydata



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Agent Comments

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