## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 21 Emmaline Street, Northcote Vic 3070

#### Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au/ | underquot   | ing  |        |           |
|-----------------|-------------------|------|--------------|-------|-------------|------|--------|-----------|
| Range betweer   | \$1,950,000       |      | &            |       | \$2,100,000 |      |        |           |
| Median sale p   | rice              |      |              |       |             |      |        |           |
| Median price    | \$1,710,000       | Pro  | operty Type  | Hous  | 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.

| Ado | dress of comparable property       | Price       | Date of sale |
|-----|------------------------------------|-------------|--------------|
| 1   | 104 Woolton Av THORNBURY 3071      | \$2,155,000 | 13/11/2023   |
| 2   | 93 Beaconsfield Pde NORTHCOTE 3070 | \$2,105,000 | 02/12/2023   |
| 3   | 5 Oamaru St NORTHCOTE 3070         | \$1,940,000 | 26/08/2023   |

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.

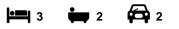
This Statement of Information was prepared on:

17/01/2024 16:18









Property Type: House Land Size: 378m2 Approx. sqm approx Agent Comments Sam Rigopoulos 03 9403 9300 0425 834 583 samrigopoulos@jelliscraig.com.au

Indicative Selling Price \$1,950,000 - \$2,100,000 Median House Price December quarter 2023: \$1,710,000

# **Comparable Properties**



104 Woolton Av THORNBURY 3071 (REI/VG) Agent Comments



Price: \$2,155,000 Method: Auction Sale Date: 13/11/2023 Property Type: House (Res) Land Size: 376 sqm approx



93 Beaconsfield Pde NORTHCOTE 3070 (REI) Agent Comments



Price: \$2,105,000 Method: Auction Sale Date: 02/12/2023 Property Type: House (Res)

5 Oamaru St NORTHCOTE 3070 (REI/VG)



**i** 2 **G** 1

Agent Comments

Price: \$1,940,000 Method: Auction Sale Date: 26/08/2023 Property Type: House (Res) Land Size: 375 sqm approx

#### Account - Jellis Craig | P: 03 9403 9300



propertydata

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.