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 | 22 Howitt Street, Northcote Vic 3070 |
|----------------------|--------------------------------------|
| Including suburb and | |
| postcode | |
| | |
| | |

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$3,000,000

Median sale price

| Median price \$1,725,000 | Property Type House | e | Suburb Northcote |
|--------------------------|---------------------|--------|------------------|
| Period - From 01/01/2025 | to 31/03/2025 | Source | 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.

Address of comparable property

| Address of comparable property | | Price | Date of sale |
|--------------------------------|---------------------------------|-------------|--------------|
| 1 | 26a Wales St NORTHCOTE 3070 | \$2,905,000 | 01/03/2025 |
| 2 | 227 Rathmines St FAIRFIELD 3078 | \$3,250,000 | 08/05/2025 |
| 3 | 14 Sharp St NORTHCOTE 3070 | \$3,265,000 | 01/03/2025 |

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

| This Statement of Information was prepared on: | 29/05/2025 21:00 |
|--|------------------|





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> Indicative Selling Price \$3,000,000 Median House Price March quarter 2025: \$1,725,000



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Property Type: House (Res) **Land Size:** 309 sqm approx

Agent Comments

Comparable Properties



26a Wales St NORTHCOTE 3070 (REI)

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Price: \$2,905,000 Method: Private Sale

Date: 01/03/2025 Property Type: House **Agent Comments**



227 Rathmines St FAIRFIELD 3078 (REI)

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Price: \$3,250,000 **Method:** Private Sale **Date:** 08/05/2025

Property Type: House (Res)

Agent Comments



14 Sharp St NORTHCOTE 3070 (REI)

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Price: \$3,265,000 Method: Auction Sale Date: 01/03/2025

Property Type: House (Res)

Agent Comments

Account - Jellis Craig | P: 03 9403 9300





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