

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

23 Charles Street, Northcote Vic 3070

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$1,710,000 Property Type House Suburb Northcote

Period - From 01/10/2023 to 31/12/2023 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	Price	Date of sale
1	79 Bridge St NORTHCOTE 3070	\$1,455,000	25/11/2023
2	57 Clarke St NORTHCOTE 3070	\$1,425,000	23/03/2024
3	93 Emmaline St NORTHCOTE 3070	\$1,400,000	16/12/2023

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:

03/04/2024 11:30



Property Type: House
Land Size: 244 sqm approx

Agent Comments

North-facing two bedroom freestanding Victorian with a modern dining room, gourmet kitchen and living area to an arbored deck. Double garage via ROW near Merri Creek and Westgarth Village.

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

December quarter 2023: \$1,710,000

Comparable Properties



79 Bridge St NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$1,455,000
Method: Auction Sale
Date: 25/11/2023
Property Type: House (Res)
Land Size: 236 sqm approx



57 Clarke St NORTHCOTE 3070 (REI)

Agent Comments



Price: \$1,425,000
Method: Auction Sale
Date: 23/03/2024
Property Type: House (Res)



93 Emmaline St NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$1,400,000
Method: Auction Sale
Date: 16/12/2023
Property Type: House (Res)
Land Size: 178 sqm approx