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 24 Claude Street, Northcote Vic 3070

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	en \$1,200,000		&		\$1,270,000				
Median sale price									
Median price	\$1,710,000	Pro	Property Type		House		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	136 Bent St NORTHCOTE 3070	\$1,270,000	17/02/2024
2	36 Elm St NORTHCOTE 3070	\$1,235,000	28/10/2023
3			

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:

15/03/2024 15:39









Property Type: House Land Size: 205 approx sqm approx Agent Comments Angus Greene 03 8415 6100 0403 749 828 angusgreene@jelliscraig.com.au

Indicative Selling Price \$1,200,000 - \$1,270,000 Median House Price December quarter 2023: \$1,710,000

Comparable Properties

	136 Bent St NORTHCOTE 3070 (REI)111111Price: \$1,270,000Method: Auction SaleDate: 17/02/2024Property Type: House (Res)	Agent Comments
ards	36 Elm St NORTHCOTE 3070 (REI/VG) 2 1 1 1 Price: \$1,235,000 Method: Auction Sale Date: 28/10/2023 Property Type: House (Res) Land Size: 231 sqm approx	Agent Comments

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.

Account - Jellis Craig | P: 03 8415 6100



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