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 27 Charles Street, Northcote Vic 3070

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,800,000		&		\$1,850,000			
Median sale p	rice							
Median price	\$1,750,000	Pro	operty Type	Ηοι	ISE		Suburb	Northcote
Period - From	01/07/2023	to	30/09/2023		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.

Add	dress of comparable property	Price	Date of sale
1	154 Mitchell St NORTHCOTE 3070	\$1,800,000	23/09/2023
2			
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:

23/10/2023 13:23



LOVE & CO





Property Type: Home Agent Comments

Eric Brown 9480 2288 0474 870 856 eric.b@lovere.com.au

Indicative Selling Price \$1,800,000 - \$1,850,000 **Median House Price** September quarter 2023: \$1,750,000

Comparable Properties



154 Mitchell St NORTHCOTE 3070 (REI) **n** 1



Price: \$1,800,000 Method: Auction Sale Date: 23/09/2023 Property Type: House (Res) Land Size: 517 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 - Love & Co





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