

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

27 Park Street, Northcote Vic 3070

Indicative selling price

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

Range between \$1,100,000 & \$1,175,000

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	4 Jamieson St FITZROY NORTH 3068	\$1,200,000	22/03/2024
2	40 Claude St NORTHCOTE 3070	\$1,110,000	25/11/2023
3	20 Eastham St FITZROY NORTH 3068	\$1,020,000	27/03/2024

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:

10/04/2024 09:22

Nigel Harry

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Indicative Selling Price

\$1,100,000 - \$1,175,000

Median House Price

December quarter 2023: \$1,710,000



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Property Type: House**Land Size:** 146 sqm approx**Agent Comments**

Striking a sweet balance between Victorian allure and contemporary comfort, this storybook two bedroom plus study/office terrace offers all things essential to create a vibrant lifestyle.

Comparable Properties

**4 Jamieson St FITZROY NORTH 3068 (REI)****Agent Comments**

2 1 -

Price: \$1,200,000**Method:** Sold Before Auction**Date:** 22/03/2024**Property Type:** House (Res)**40 Claude St NORTHCOTE 3070 (REI/VG)****Agent Comments**

2 1 -

Price: \$1,110,000**Method:** Auction Sale**Date:** 25/11/2023**Property Type:** House (Res)**Land Size:** 119 sqm approx**20 Eastham St FITZROY NORTH 3068 (REI)****Agent Comments**

2 1 -

Price: \$1,020,000**Method:** Private Sale**Date:** 27/03/2024**Property Type:** House

Account - Jellis Craig | P: 03 9403 9300