

# 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

28 Jessie Street, Northcote Vic 3070

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,750,000 & \$1,900,000

### Median sale price

Median price \$1,585,000 Property Type House Suburb Northcote

Period - From 01/04/2023 to 30/06/2023 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	5 Creek Pde NORTHCOTE 3070	\$2,000,000	02/09/2023
2	9 Main St NORTHCOTE 3070	\$1,800,000	16/08/2023
3	12 Hillside Av NORTHCOTE 3070	\$1,800,000	19/08/2023

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:

28/09/2023 14:49



🛏 5 🚗 2 🚗 1

**Property Type:** House  
**Land Size:** 578 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$1,750,000 - \$1,900,000

**Median House Price**

June quarter 2023: \$1,585,000

## Comparable Properties



5 Creek Pde NORTHCOTE 3070 (REI)

**Agent Comments**

🛏 4 🚗 2 🚗 -

**Price:** \$2,000,000  
**Method:** Auction Sale  
**Date:** 02/09/2023  
**Property Type:** House (Res)  
**Land Size:** 364 sqm approx



9 Main St NORTHCOTE 3070 (REI)

**Agent Comments**

🛏 4 🚗 1 🚗 -

**Price:** \$1,800,000  
**Method:** Sold Before Auction  
**Date:** 16/08/2023  
**Property Type:** House (Res)  
**Land Size:** 490 sqm approx



12 Hillside Av NORTHCOTE 3070 (REI)

**Agent Comments**

🛏 3 🚗 1 🚗 1

**Price:** \$1,800,000  
**Method:** Auction Sale  
**Date:** 19/08/2023  
**Property Type:** House (Res)