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 3/116 Clarke Street, Northcote Vic 3070

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$1,050,000		&		\$1,150,000					
Median sale p	rice									
Median price	\$1,710,000	Pro	operty Type	Hou	se		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 six months 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	12b Clifton St NORTHCOTE 3070	\$1,162,000	16/12/2023
2	6/6 Reid St FITZROY NORTH 3068	\$1,100,000	19/10/2023
3	1/105 Arthurton Rd NORTHCOTE 3070	\$1,002,000	18/12/2023

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:

02/04/2024 10:11



3/116 Clarke Street, Northcote Vic 3070







Property Type: House (Previously Occupied - Detached) Agent Comments Nicholas Corby 8415 6100 0418 512 978 nicholascorby@jelliscraig.com.au

Indicative Selling Price \$1,050,000 - \$1,150,000 Median House Price December quarter 2023: \$1,710,000

Comparable Properties



12b Clifton St NORTHCOTE 3070 (REI/VG)



Price: \$1,162,000 Method: Auction Sale Date: 16/12/2023 Property Type: Townhouse (Res)



6/6 Reid St FITZROY NORTH 3068 (REI/VG)



Price: \$1,100,000 Method: Sold Before Auction Date: 19/10/2023 Property Type: Townhouse (Res)

1/105 Arthurton Rd NORTHCOTE 3070 (REI/VG)



Price: \$1,002,000 Method: Auction Sale Date: 18/12/2023 Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 8415 6100



propertydata

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Agent Comments

Agent Comments

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