## 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

3 Mason Street, Northcote Vic 3070

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,550,000		&		\$1,650,000			
Median sale pi	rice							
Median price	\$1,710,000	Pro	operty Type	Hou	ise		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.

Ad	dress of comparable property	Price	Date of sale
1	141 Westgarth St NORTHCOTE 3070	\$1,670,000	16/11/2023
2	12 Ellesmere St NORTHCOTE 3070	\$1,650,000	25/11/2023
3	11 Thomson St NORTHCOTE 3070	\$1,475,000	07/02/2024

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:

28/02/2024 16:59









**Property Type:** House Land Size: 315 sqm approx Agent Comments Matthew McIntosh 03 9403 9300 0457 193 014 matthewmcintosh@jelliscraig.com.au

> Indicative Selling Price \$1,550,000 - \$1,650,000 Median House Price December quarter 2023: \$1,710,000

# **Comparable Properties**



141 Westgarth St NORTHCOTE 3070 (REI/VG) Agent Comments



Price: \$1,670,000 Method: Auction Sale Date: 16/11/2023 Property Type: House (Res) Land Size: 485 sqm approx



12 Ellesmere St NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$1,650,000 Method: Auction Sale Date: 25/11/2023 Property Type: House (Res) Land Size: 259 sqm approx



11 Thomson St NORTHCOTE 3070 (REI)



Agent Comments

Price: \$1,475,000 Method: Sold Before Auction Date: 07/02/2024 Property Type: House (Res)

#### Account - Jellis Craig | P: 03 9403 9300



propertydata

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