

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

30 Whalley Street, Northcote Vic 3070

Indicative selling price

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

Range between \$3,200,000 & \$3,400,000

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	235 Clarke St NORTHCOTE 3070	\$3,430,000	02/09/2023
2	11 Jenkins St NORTHCOTE 3070	\$3,367,500	09/09/2023
3	36 Gordon Gr NORTHCOTE 3070	\$3,310,000	28/09/2023

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:

05/10/2023 17:33



5 3 2

Property Type: House (Res)

Land Size: 535 sqm approx

Agent Comments

Comparable Properties



235 Clarke St NORTHCOTE 3070 (REI)

Agent Comments

4 3 2

Price: \$3,430,000

Method: Auction Sale

Date: 02/09/2023

Property Type: House (Res)



11 Jenkins St NORTHCOTE 3070 (REI)

Agent Comments

4 2 1

Price: \$3,367,500

Method: Auction Sale

Date: 09/09/2023

Property Type: House (Res)



36 Gordon Gr NORTHCOTE 3070 (REI)

Agent Comments

4 3 2

Price: \$3,310,000

Method: Private Sale

Date: 28/09/2023

Property Type: House