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 32 Elm Street, Northcote Vic 3070

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,350,000		&		\$1,400,000			
Median sale pi	rice							
Median price	\$1,750,000	Pro	operty Type	Hou	ise		Suburb	Northcote
Period - From	01/07/2023	to	30/09/2023		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.

Ade	dress of comparable property	Price	Date of sale
1	13 Normanby Av THORNBURY 3071	\$1,480,000	09/12/2023
2	26 Elm St NORTHCOTE 3070	\$1,318,000	09/12/2023
3	126a Gillies St FAIRFIELD 3078	\$1,310,000	16/12/2023

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:

09/01/2024 15:01





Nigel Harry 03 9403 9300 0412 464 116



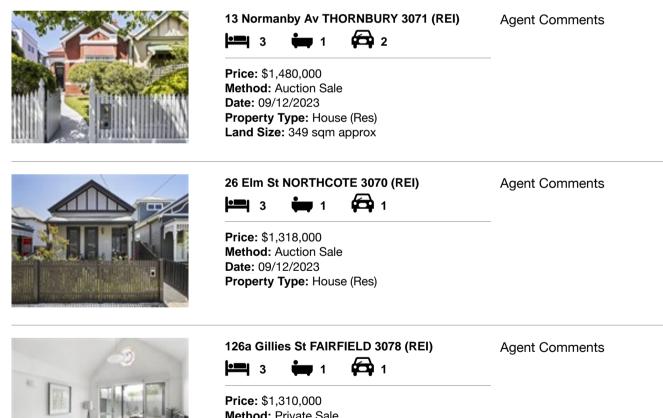


Property Type: House Land Size: 219 sqm approx Agent Comments Indicative Selling Price \$1,350,000 - \$1,400,000 Median House Price September quarter 2023: \$1,750,000

nigelharry@jelliscraig.com.au

Inviting entertaining with a gourmet kitchen, atrium style pergola and JLLA gardens with a spa, this three bedroom Edwardian boasts a sunlit lounge, chic bathroom and potential OSP via ROW.

Comparable Properties



Method: Private Sale Date: 16/12/2023 Property Type: House Land Size: 201 sqm approx

Account - Jellis Craig | P: 03 9403 9300



propertydata

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