

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

32 Elm Street, Northcote Vic 3070

Indicative selling price

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

Range between \$1,350,000 & \$1,400,000

Median sale price

Median price \$1,750,000 Property Type House Suburb Northcote

Period - From 01/07/2023 to 30/09/2023 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.

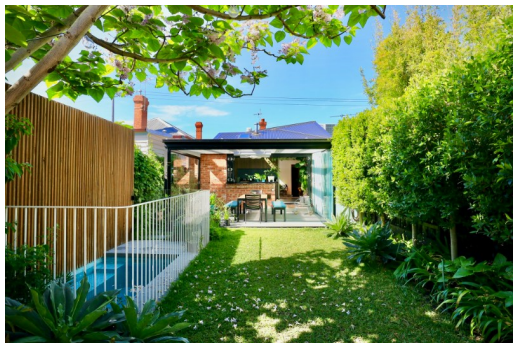
	Address of comparable property	Price	Date of sale
1	13 Normanby Av THORNBURY 3071	\$1,480,000	09/12/2023
2	26 Elm St NORTHCOTE 3070	\$1,318,000	09/12/2023
3	126a Gillies St FAIRFIELD 3078	\$1,310,000	16/12/2023

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



3 1 1

Property Type: House
Land Size: 219 sqm approx

Agent Comments

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.

Indicative Selling Price

\$1,350,000 - \$1,400,000

Median House Price

September quarter 2023: \$1,750,000

Comparable Properties



13 Normanby Av THORNBURY 3071 (REI)

Agent Comments

3 1 2

Price: \$1,480,000
Method: Auction Sale
Date: 09/12/2023
Property Type: House (Res)
Land Size: 349 sqm approx



26 Elm St NORTHCOTE 3070 (REI)

Agent Comments

3 1 1

Price: \$1,318,000
Method: Auction Sale
Date: 09/12/2023
Property Type: House (Res)



126a Gillies St FAIRFIELD 3078 (REI)

Agent Comments

3 1 1

Price: \$1,310,000
Method: Private Sale
Date: 16/12/2023
Property Type: House
Land Size: 201 sqm approx