## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

# Property offered for sale

5/5 Christmas Street, Northcote Vic 3070

#### Indicative selling price

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

Range between \$420,000 & \$460,000	Range between	\$420,000	&	\$460,000
-------------------------------------	---------------	-----------	---	-----------

#### Median sale price

Median price	\$615,000	Pro	perty Type Ur	nit		Suburb	Northcote
Period - From	01/01/2024	to	31/03/2024	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.

#### Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	3/178 St Georges Rd NORTHCOTE 3070	\$470,000	16/03/2024
2	2/26 Wilmoth St NORTHCOTE 3070	\$430,000	02/12/2023
3	3/14 Ballantyne St THORNBURY 3071	\$423,333	07/03/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	01/05/2024 14:41





Nigel Harry 03 9403 9300 0412 464 116

**Indicative Selling Price** \$420,000 - \$460,000 **Median Unit Price** March quarter 2024: \$615,000

nigelharry@jelliscraig.com.au

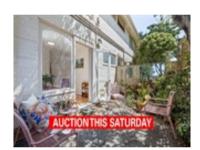


Property Type: Apartment

**Agent Comments** 

A short stroll to High Street this trendy one bedroom apartment with a chic kitchen, decked rear and car space proves a standout for starters/investors keen on a coveted Northcote address.

# Comparable Properties



3/178 St Georges Rd NORTHCOTE 3070 (REI)

Price: \$470,000 Method: Auction Sale Date: 16/03/2024

Property Type: Apartment

2/26 Wilmoth St NORTHCOTE 3070 (REI/VG)

Price: \$430,000 Method: Auction Sale Date: 02/12/2023

Property Type: Apartment

Agent Comments

Agent Comments

**Agent Comments** 



Price: \$423.333 Method: Private Sale Date: 07/03/2024

Property Type: Apartment

Account - Jellis Craig | P: 03 9403 9300



