

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

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

Median sale price

Median price \$615,000 Property Type Unit Suburb Northcote

Period - From 01/01/2024 to 31/03/2024 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	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 THORBURY 3071	\$423,333	07/03/2024

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: 01/05/2024 14:41



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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.

Indicative Selling Price

\$420,000 - \$460,000

Median Unit Price

March quarter 2024: \$615,000

Comparable Properties



3/178 St Georges Rd NORTHCOTE 3070 (REI) **Agent Comments**

1 1 1

Price: \$470,000

Method: Auction Sale

Date: 16/03/2024

Property Type: Apartment



2/26 Wilmoth St NORTHCOTE 3070 (REI/VG) **Agent Comments**

1 1 1

Price: \$430,000

Method: Auction Sale

Date: 02/12/2023

Property Type: Apartment

3/14 Ballantyne St THORNBURY 3071 (REI) **Agent Comments**

1 1 1

Price: \$423,333

Method: Private Sale

Date: 07/03/2024

Property Type: Apartment

Account - Jellis Craig | P: 03 9403 9300