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			56 Brooke Street, Northcote Vic 3070										
Indicat	Indicative selling price												
For the meaning of this price see consumer.vic.gov.au/underquoting													
Range	e between	\$1,600	0,000	. 00			\$1,700,000						
Median sale price													
Medi	ian price	\$1,665,0	000	Pro	operty Type	Hous	е		Subur	o No	rthcote		
Period	d - From	01/01/2	023	to	31/12/2023	3	Sc	ource	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													
2													
3													
OR													
B*					epresentativ wo kilometre							e comparable onths.	
	This Statement of Information was prepared on:									27/02/2024 09:58			



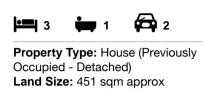


Nigel Harry 03 9403 9300 0412 464 116 nigelharry@jelliscraig.com.au

Indicative Selling Price \$1,600,000 - \$1,700,000 Median House Price

Year ending December 2023: \$1,665,000





Agent Comments

Chic and spacious three bedroom Westgarth home boasts airy family living, Bosch kitchen, two decks, double glazing, solar panels, heating/cooling, OSP and second building.

Comparable Properties

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.

Account - Jellis Craig | P: 03 9403 9300



