## 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

57a Derby Street, Northcote Vic 3070

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,550,000		&		\$1,650,000			
Median sale pr	rice							
Median price	\$1,585,000	Pro	operty Type	Hou	ise		Suburb	Northcote
Period - From	01/04/2023	to	30/06/2023		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	177 Beaconsfield Pde NORTHCOTE 3070	\$1,665,000	27/05/2023
2	199 Rossmoyne St THORNBURY 3071	\$1,625,000	10/08/2023
3	21b Ellesmere St NORTHCOTE 3070	\$1,550,000	23/09/2023

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:

05/10/2023 17:39





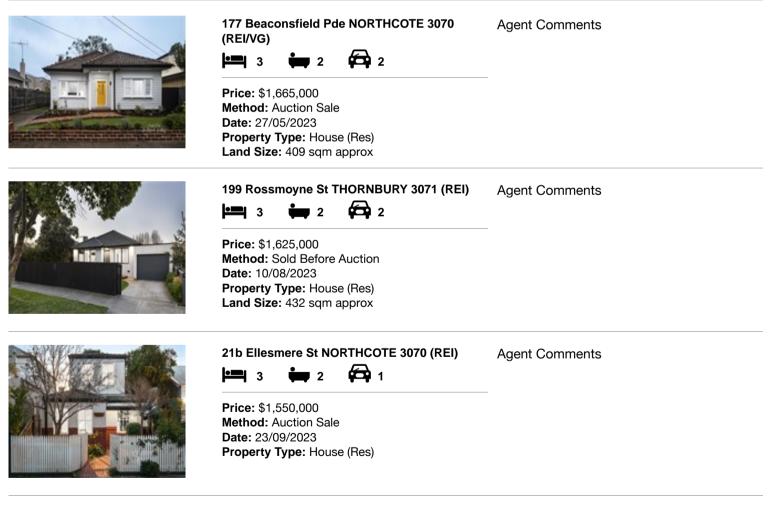




**Property Type:** House Land Size: 287 sqm approx Agent Comments Paula Beavis 03 9403 9300 0407267366 paulabeavis@jelliscraig.com.au

Indicative Selling Price \$1,550,000 - \$1,650,000 Median House Price June quarter 2023: \$1,585,000

# **Comparable Properties**



#### Account - Jellis Craig | P: 03 9403 9300



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