Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 63 Cunningham Street, Northcote Vic 3070

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$2,600,000		&		\$2,800,000			
Median sale p	rice							
Median price	\$1,755,000	Pro	Property Type Hous		se		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 sixmonths 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	19 Bridge St NORTHCOTE 3070	\$2,500,000	13/02/2024
2			
3			

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:

17/04/2024 16:42



63 Cunningham Street, Northcote Vic 3070







Property Type: Divorce/Estate/Family Transfers Land Size: 564 sqm approx Agent Comments Sam Rigopoulos 03 9403 9300 0425 834 583 samrigopoulos@jelliscraig.com.au

> Indicative Selling Price \$2,600,000 - \$2,800,000 Median House Price March quarter 2024: \$1,755,000

Comparable Properties



19 Bridge St NORTHCOTE 3070 (REI)



Price: \$2,500,000 Method: Sold Before Auction Date: 13/02/2024 Property Type: House (Res) Agent Comments

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.

2 2

Account - Jellis Craig | P: 03 9403 9300





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