

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 7 Ellesmere Street, Northcote Vic 3070

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

Median sale price

Median price \$1,750,000 Property Type House Suburb Northcote

Period - From 01/07/2023 to 30/09/2023 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	23 Nash St NORTHCOTE 3070	\$1,500,000	23/10/2023
2	43 South Cr NORTHCOTE 3070	\$1,437,000	02/11/2023
3	9 Cain Av NORTHCOTE 3070	\$1,401,000	05/06/2023

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: 17/11/2023 16:23



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Property Type:

Agent Comments

Comparable Properties



23 Nash St NORTHCOTE 3070 (REI)

Agent Comments

3 1 2

Price: \$1,500,000

Method:

Date: 23/10/2023

Property Type: House



43 South Cr NORTHCOTE 3070 (REI)

Agent Comments

3 1 1

Price: \$1,437,000

Method:

Date: 02/11/2023

Property Type: House



9 Cain Av NORTHCOTE 3070 (REI/VG)

Agent Comments

2 2 2

Price: \$1,401,000

Method: Private Sale

Date: 05/06/2023

Property Type: House

Land Size: 471 sqm approx