#### 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	7 Ellesmere Street, Northcote Vic 3070
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,350,000	&	\$1,450,000
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#### Median sale price

Median price	\$1,750,000	Pro	perty 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.

Ad	dress 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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**Indicative Selling Price** \$1,350,000 - \$1,450,000 **Median House Price** September quarter 2023: \$1,750,000



## **Property Type:**

**Agent Comments** 

### Comparable Properties



23 Nash St NORTHCOTE 3070 (REI)

**---** 3





Price: \$1,500,000

Method:

Date: 23/10/2023 Property Type: House **Agent Comments** 



43 South Cr NORTHCOTE 3070 (REI)

Method:

Price: \$1,437,000

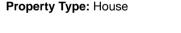
Date: 02/11/2023







Agent Comments





9 Cain Av NORTHCOTE 3070 (REI/VG)



Price: \$1,401,000 Method: Private Sale Date: 05/06/2023 Property Type: House Land Size: 471 sqm approx Agent Comments

Account - Mcgrath | P: 03 9489 9422 | F: 03 9486 2614



