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

71 Cunningham Street, Northcote Vic 3070

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betwee	\$3,800,000		&		\$4,100,000			
Median sale p	rice							
Median price	\$1,710,000	Pro	operty Type	Hou	se		Suburb	Northcote
Period - From	01/10/2023	to	31/12/2023		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	9 Glanfield St NORTHCOTE 3070	\$4,250,000	26/01/2024
2	49 Delbridge St FITZROY NORTH 3068	\$4,100,000	22/12/2023
3	244 Holden St FITZROY NORTH 3068	\$3,815,000	28/10/2023

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:

01/03/2024 12:14



71 Cunningham Street, Northcote Vic 3070







Property Type: House (Res) **Land Size:** 448 sqm approx Agent Comments Sam Rigopoulos 03 9403 9300 0425 834 583 samrigopoulos@jelliscraig.com.au

Indicative Selling Price \$3,800,000 - \$4,100,000 Median House Price December quarter 2023: \$1,710,000

Comparable Properties



9 Glanfield St NORTHCOTE 3070 (REI)



Price: \$4,250,000 Method: Private Sale Date: 26/01/2024 Property Type: House Agent Comments



49 Delbridge St FITZROY NORTH 3068 (REI)

Agent Comments



Price: \$4,100,000 Method: Private Sale Date: 22/12/2023 Property Type: House (Res)



244 Holden St FITZROY NORTH 3068 (REI/VG) Agent Comments



Price: \$3,815,000 Method: Auction Sale Date: 28/10/2023 Property Type: House (Res) Land Size: 511 sqm approx

Account - Jellis Craig | P: 03 9403 9300



propertydata

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