

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

78 Jenkins Street, Northcote Vic 3070

Indicative selling price

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

Range between \$1,750,000 & \$1,850,000

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	45 Bastings St NORTHCOTE 3070	\$1,840,000	27/05/2023
2	154 Mitchell St NORTHCOTE 3070	\$1,800,000	23/09/2023
3	6 Lorna Av NORTHCOTE 3070	\$1,780,000	07/10/2023

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:

19/10/2023 14:35



 2  1  1

Property Type: House (Res)

Agent Comments

Indicative Selling Price
\$1,750,000 - \$1,850,000

Median House Price
September quarter 2023: \$1,750,000

Comparable Properties



45 Bastings St NORTHCOTE 3070 (REI/VG)

Agent Comments

 2  1  1

Price: \$1,840,000

Method: Auction Sale

Date: 27/05/2023

Property Type: House (Res)

Land Size: 452 sqm approx



154 Mitchell St NORTHCOTE 3070 (REI)

Agent Comments

 3  1  1

Price: \$1,800,000

Method: Auction Sale

Date: 23/09/2023

Property Type: House (Res)

Land Size: 517 sqm approx



6 Lorna Av NORTHCOTE 3070 (REI)

Agent Comments

 3  1  3

Price: \$1,780,000

Method: Auction Sale

Date: 07/10/2023

Property Type: House (Res)

Land Size: 414 sqm approx