## 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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$1,750,000		&		\$1,850,000			
Median sale p	rice							
Median price	\$1,750,000	Pro	operty Type	Hou	se		Suburb	Northcote
Period - From	01/07/2023	to	30/09/2023		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.

Add	dress 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





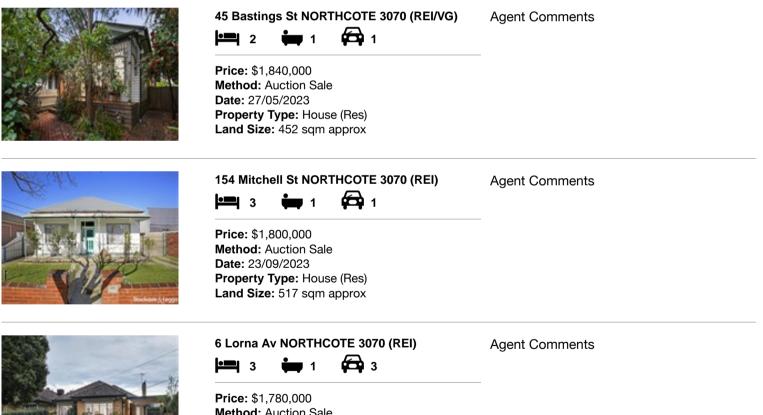
Angelo Bafunno 0414 585 777 abafunno@bigginscott.com.au





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**



Method: Auction Sale Date: 07/10/2023 Property Type: House (Res) Land Size: 414 sqm approx

#### Account - Biggin & Scott Inner North | P: 03 9386 1855 | F: 03 9489 5788



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