

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 8 Elm Street, Northcote Vic 3070

Indicative selling price

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

Range between \$1,200,000 & \$1,320,000

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 | 48 Flinders St THORNBURY 3071 | \$1,382,000 | 26/10/2023 |
| 2 | 109 Smith St THORNBURY 3071 | \$1,272,000 | 07/09/2023 |
| 3 | 36 Elm St NORTHCOTE 3070 | \$1,235,000 | 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: 15/11/2023 12:42



2 1 1

Property Type: House

Land Size: 240 sqm approx

Agent Comments

Comparable Properties



48 Flinders St THORNBURY 3071 (REI)

Agent Comments

2 1 -

Price: \$1,382,000

Method: Auction Sale

Date: 26/10/2023

Property Type: House (Res)

Land Size: 306 sqm approx



109 Smith St THORNBURY 3071 (REI/VG)

Agent Comments

2 1 1

Price: \$1,272,000

Method: Private Sale

Date: 07/09/2023

Property Type: House

Land Size: 300 sqm approx



36 Elm St NORTHCOTE 3070 (REI)

Agent Comments

2 1 1

Price: \$1,235,000

Method: Auction Sale

Date: 28/10/2023

Property Type: House (Res)