

### 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

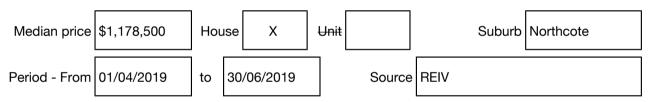
SS 128 Clarke Street, Northcote Vic 3070 nd de

#### Indicative selling price

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

Range between	\$1,750,000	&	\$1,800,000

#### Median sale price



#### 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	5 Spain Ct NORTHCOTE 3070	\$1,850,000	06/03/2019
2	15 Cunningham St NORTHCOTE 3070	\$1,800,000	25/03/2019
3	120 Clarke St NORTHCOTE 3070	\$1,610,000	10/04/2019

#### 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.

#### Account - Jellis Craig | P: 03 9403 9300

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: House Land Size: 425 sqm approx Agent Comments Sam Rigopoulos 03 9403 9300 0425 834 583 samrigopoulos@jelliscraig.com.au

> Indicative Selling Price \$1,750,000 - \$1,800,000 Median House Price June quarter 2019: \$1,178,500

## **Comparable Properties**

5 Spain Ct NORTHCOTE 3070 (VG) 3	Agent Comments 3 bed 2 bath 2 car home in comparable location on a slightly larger allotment of land. Updated internally. Sold off market. Different style of home - brick facade.
15 Cunningham St NORTHCOTE 3070 (REI/VG) 3 2 2 1 Price: \$1,800,000 Method: Sold Before Auction Date: 25/03/2019 Rooms: - Property Type: House (Res) Land Size: 402 sqm approx	Agent Comments Similar style of home on a smaller allotment of land.
120 Clarke St NORTHCOTE 3070 (REI/VG) 3 2 1 Price: \$1,610,000 Method: Private Sale Date: 10/04/2019 Rooms: - Property Type: House Land Size: 380 sqm approx	Agent Comments Smaller home on a smaller allotment of land a few doors further down the hill.

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