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

128 Clarke Street, Northcote Vic 3070

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ing		
Range betweer	\$1,750,000		&		\$1,800,000			
Median sale pi	rice							
Median price	\$1,280,000	Pro	operty Type	Hou	se		Suburb	Northcote
Period - From	01/07/2018	to	30/06/2019		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	96 Westbourne Gr NORTHCOTE 3070	\$1,840,000	06/04/2019
2	5 Tobin Av NORTHCOTE 3070	\$1,800,000	02/04/2019
3	15 Cunningham St NORTHCOTE 3070	\$1,800,000	25/03/2019

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.

This Statement of Information was prepared on:

16/09/2019 16:18









Property Type: House Land Size: 426 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 Year ending June 2019: \$1,280,000

Comparable Properties

96 Westbourne Gr NORTHCOTE 3070 (VG)



Price: \$1,840,000 Method: Sale Date: 06/04/2019 Property Type: House (Res) Land Size: 479 sqm approx Agent Comments

5 Tobin Av NORTHCOTE 3070 (VG)

Agent Comments



Price: \$1,800,000 Method: Sale Date: 02/04/2019 Property Type: House (Res) Land Size: 379 sqm approx



15 Cunningham St NORTHCOTE 3070 (REI/VG) Agent Comments



Price: \$1,800,000 Method: Sold Before Auction Date: 25/03/2019 Property Type: House (Res) Land Size: 402 sqm approx

Account - Jellis Craig | P: 03 9403 9300



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.