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	45 Victoria Road, Northcote Vic 3070

Indicative selling price

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

Range between $1,000,000 & $1,100,000

Median sale price

Median price $1,585,000 Property Type House Suburb Northcote

Period - From 01/04/2023 to 30/06/2023 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	121 Christmas St NORTHCOTE 3070	$1,122,000	01/04/2023
2	90 Kellett St NORTHCOTE 3070	$1,000,000	12/04/2023
3	2c Slater St NORTHCOTE 3070	$970,000	13/05/2023

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: 19/07/2023 09:03

45 Victoria Road, Northcote Vic 3070



2 -

Property Type: House (Previously Occupied - Detached)
Land Size: 301 sqm approx

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
June quarter 2023: $1,585,000

Comparable Properties



121 Christmas St NORTHCOTE 3070 (REI/VG)

2 1 1

Price: $1,122,000
Method: Auction Sale
Date: 01/04/2023
Property Type: House (Res)
Land Size: 285 sqm approx

Agent Comments



90 Kellett St NORTHCOTE 3070 (REI/VG)

2 1 1

Price: $1,000,000
Method: Private Sale
Date: 12/04/2023
Property Type: House (Res)
Land Size: 167 sqm approx

Agent Comments



2c Slater St NORTHCOTE 3070 (REI)

2 1 1

Price: $970,000
Method: Auction Sale
Date: 13/05/2023
Property Type: Townhouse (Res)

Agent Comments

Account - Jellis Craig | P: 03 9387 5888

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