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	2/13 Eastment Street, 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 $650,000 Property Type Unit 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	1/44-46 James St NORTHCOTE 3070	$1,150,000	29/07/2023
2	13 South Park St NORTHCOTE 3070	$1,050,000	17/07/2023
3	119b Station St FAIRFIELD 3078	$1,012,000	27/05/2023

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: 04/10/2023 16:37

2/13 Eastment Street, Northcote Vic 3070

Matthew McIntosh
03 9403 9300
0457 193 014
matthewmcintosh@jelliscraig.com.au



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median Unit Price
June quarter 2023: $650,000

Comparable Properties



1/44-46 James St NORTHCOTE 3070 (REI)

2 2 2

Price: $1,150,000
Method: Auction Sale
Date: 29/07/2023
Property Type: Townhouse (Res)

Agent Comments



13 South Park St NORTHCOTE 3070 (REI/VG)

2 2 1

Price: $1,050,000
Method: Private Sale
Date: 17/07/2023
Property Type: Townhouse (Single)

Agent Comments



119b Station St FAIRFIELD 3078 (REI)

2 2 -

Price: $1,012,000
Method: Auction Sale
Date: 27/05/2023
Property Type: Unit

Agent Comments

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