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	71 Bastings Street, Northcote Vic 3070

Indicative selling price

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

Single price $3,250,000

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	36 Gordon Gr NORTHCOTE 3070	$3,310,000	28/09/2023
2	29 Bastings St NORTHCOTE 3070	$3,070,000	03/06/2023
3	21 Prospect Gr NORTHCOTE 3070	$3,015,000	18/11/2023

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: 18/11/2023 19:31

71 Bastings Street, Northcote Vic 3070

Sam Rigopoulos
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4 2 2

Property Type: House (Res)
Land Size: 447 sqm approx

Agent Comments

Indicative Selling Price
$3,250,000
Median House Price
September quarter 2023: $1,750,000

Comparable Properties



36 Gordon Gr NORTHCOTE 3070 (REI/VG)

4 3 2

Price: $3,310,000
Method: Private Sale
Date: 28/09/2023
Property Type: House
Land Size: 495 sqm approx

Agent Comments



29 Bastings St NORTHCOTE 3070 (REI/VG)

4 1 1

Price: $3,070,000
Method: Auction Sale
Date: 03/06/2023
Property Type: House (Res)
Land Size: 612 sqm approx

Agent Comments



21 Prospect Gr NORTHCOTE 3070 (REI)

4 2 2

Price: $3,015,000
Method: Auction Sale
Date: 18/11/2023
Property Type: House (Res)

Agent Comments

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