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	8 Elm Street, Northcote Vic 3070

Indicative selling price

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

Range between $1,100,000 & $1,200,000

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 Elm St NORTHCOTE 3070	$1,235,000	28/10/2023
2	21 Gordon Gr NORTHCOTE 3070	$1,200,000	07/10/2023
3	40 Claude St NORTHCOTE 3070	$1,110,000	25/11/2023

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: 28/11/2023 14:32

8 Elm Street, Northcote Vic 3070

Sam Rigopoulos
03 9403 9300
0425 834 583
samrigopoulos@jelliscraig.com.au



2 1 1

Property Type: House
Land Size: 240 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
September quarter 2023: $1,750,000

Comparable Properties



36 Elm St NORTHCOTE 3070 (REI)

2 1 1

Price: $1,235,000
Method: Auction Sale
Date: 28/10/2023
Property Type: House (Res)

Agent Comments



21 Gordon Gr NORTHCOTE 3070 (REI/VG)

2 1 -

Price: $1,200,000
Method: Auction Sale
Date: 07/10/2023
Property Type: House (Res)
Land Size: 158 sqm approx

Agent Comments



40 Claude St NORTHCOTE 3070 (REI)

2 1 -

Price: $1,110,000
Method: Auction Sale
Date: 25/11/2023
Property Type: House

Agent Comments

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