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	14 Helen Street, Northcote Vic 3070

Indicative selling price

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

Single price $1,400,000

Median sale price

Median price $1,755,000 Property Type House Suburb Northcote

Period - From 01/01/2024 to 31/03/2024 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	120 Hawthorn Rd NORTHCOTE 3070	$1,461,000	21/03/2024
2	55 Clarke St NORTHCOTE 3070	$1,350,000	22/01/2024
3	41 Herbert St NORTHCOTE 3070	$1,312,000	23/03/2024

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: 24/06/2024 09:04

14 Helen Street, Northcote Vic 3070

John Karr
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Indicative Selling Price
$1,400,000
Median House Price
March quarter 2024: $1,755,000



3 1 0

Property Type: House

Agent Comments

Additional Sale - 44 Helen St NORTHCOTE 3070 VIC Sold $1,575,000 *27/05/2024 3Bed 1Bath 1Car

Comparable Properties



120 Hawthorn Rd NORTHCOTE 3070 (REI/VG)

3 1 -

Price: $1,461,000
Method: Auction Sale
Date: 21/03/2024
Property Type: House
Land Size: 142 sqm approx

Agent Comments



55 Clarke St NORTHCOTE 3070 (REI/VG)

3 1 -

Price: $1,350,000
Method: Private Sale
Date: 22/01/2024
Property Type: House
Land Size: 205 sqm approx

Agent Comments



41 Herbert St NORTHCOTE 3070 (REI/VG)

3 1 -

Price: $1,312,000
Method: Auction Sale
Date: 23/03/2024
Property Type: House (Res)
Land Size: 210 sqm approx

Agent Comments

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