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	122 Charles Street, Northcote Vic 3070

Indicative selling price

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

Range between $1,900,000 & $2,050,000

Median sale price

Median price $1,531,000 Property Type House Suburb Northcote

Period - From 01/04/2024 to 30/06/2024 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	49 Gladstone Av NORTHCOTE 3070	$1,915,000	02/07/2024
2	138 Beaconsfield Pde NORTHCOTE 3070	$1,950,000	10/08/2024
3	34 Spensley St CLIFTON HILL 3068	$2,100,000	13/04/2024

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: 15/08/2024 18:53

122 Charles Street, Northcote Vic 3070

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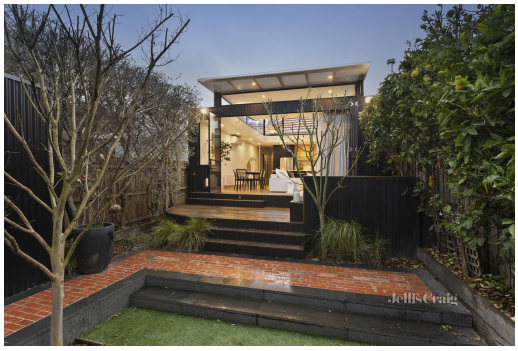

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Property Type: House

Agent Comments

Indicative Selling Price
$1,900,000 - $2,050,000
Median House Price
June quarter 2024: $1,531,000

Comparable Properties



49 Gladstone Av NORTHCOTE 3070 (REI/VG)

3 1 -

Agent Comments

Price: $1,915,000
Method: Sold Before Auction
Date: 02/07/2024
Property Type: House (Res)
Land Size: 293 sqm approx



138 Beaconsfield Pde NORTHCOTE 3070 (REI)

4 2 -

Agent Comments

Price: $1,950,000
Method: Auction Sale
Date: 10/08/2024
Property Type: House (Res)



34 Spensley St CLIFTON HILL 3068 (REI)

3 1 -

Agent Comments

Price: $2,100,000
Method: Auction Sale
Date: 13/04/2024
Property Type: House (Res)

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