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<br>Including suburb and postcode | 1 Candy Street, Northcote Vic 3070 |

## Indicative selling price

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

Range between $2,000,000 & $2,200,000

## 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 | 46 Noone St CLIFTON HILL 3068 | $1,970,000 | 31/08/2024 |
| 2 | 16 Myrtle St CLIFTON HILL 3068 | $2,100,000 | 02/07/2024 |
| 3 | 80 Delbridge St FITZROY NORTH 3068 | $2,175,000 | 17/05/2024 |

**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: 01/10/2024 12:08

# 1 Candy Street, Northcote Vic 3070

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4 2

**Property Type:** House (Res)
**Land Size:** 157 sqm approx

**Indicative Selling Price**
$2,000,000 - $2,200,000
**Median House Price**
June quarter 2024: $1,531,000

Agent Comments

With a rooftop terrace taking in city views, this architect's own four bedroom two bathroom home with two living zones and three alfresco domains on a 157m2 (approx.) site simply excels.

## Comparable Properties



**46 Noone St CLIFTON HILL 3068 (REI)**

3 2 1

**Price:** $1,970,000
**Method:** Auction Sale
**Date:** 31/08/2024
**Property Type:** House (Res)

Agent Comments



**16 Myrtle St CLIFTON HILL 3068 (REI)**

4 2 -

**Price:** $2,100,000
**Method:** Private Sale
**Date:** 02/07/2024
**Property Type:** House (Res)

Agent Comments



**80 Delbridge St FITZROY NORTH 3068 (REI/VG)**

3 2 -

**Price:** $2,175,000
**Method:** Sold Before Auction
**Date:** 17/05/2024
**Property Type:** House (Res)
**Land Size:** 168 sqm approx

Agent Comments



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