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	9 Leonard Street, Northcote Vic 3070

Indicative selling price

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

Range between $1,200,000 & $1,300,000

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	10a Northcote St NORTHCOTE 3070	$1,220,000	15/06/2024
2	19 Ellesmere St NORTHCOTE 3070	$1,237,000	01/06/2024
3	15 Victoria Rd NORTHCOTE 3070	$1,300,000	29/06/2024

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: 03/10/2024 16:58

9 Leonard Street, Northcote Vic 3070

Paula Beavis
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2 1 1

Property Type: House (Previously Occupied - Detached)
Land Size: 283 sqm approx

Agent Comments

Indicative Selling Price
$1,200,000 - $1,300,000
Median House Price
June quarter 2024: $1,531,000

Comparable Properties



10a Northcote St NORTHCOTE 3070 (REI/VG)

2 1 1

Price: $1,220,000
Method: Auction Sale
Date: 15/06/2024
Property Type: House (Res)
Land Size: 176 sqm approx

Agent Comments



19 Ellesmere St NORTHCOTE 3070 (REI/VG)

2 1 1

Price: $1,237,000
Method: Auction Sale
Date: 01/06/2024
Property Type: House (Res)
Land Size: 176 sqm approx

Agent Comments



15 Victoria Rd NORTHCOTE 3070 (REI/VG)

2 1 1

Price: $1,300,000
Method: Auction Sale
Date: 29/06/2024
Property Type: House (Res)
Land Size: 307 sqm approx

Agent Comments

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