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	75 South Crescent, Northcote Vic 3070

Indicative selling price

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

Range between $1,250,000 & $1,350,000

Median sale price

Median price $1,650,000 Property Type House Suburb Northcote

Period - From 01/07/2024 to 30/09/2024 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	32 Gillies St FAIRFIELD 3078	$1,471,000	11/10/2024
2	41 Darebin Rd THORNBURY 3071	$1,345,000	21/09/2024
3	14 Helen St NORTHCOTE 3070	$1,370,000	02/07/2024

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: 16/10/2024 09:15

75 South Crescent, Northcote Vic 3070

Nigel Harry
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3 1 1

Property Type: House
Land Size: 322 sqm approx

Indicative Selling Price
$1,250,000 - $1,350,000
Median House Price
September quarter 2024: $1,650,000

Agent Comments

This character-filled three bedroom period home offers huge potential to enhance/rebuild (STCA) in a coveted Westgarth pocket. Close to where the serene Yarra River meets the Merri Creek.

Comparable Properties



32 Gillies St FAIRFIELD 3078 (REI)

2 1 2

Price: $1,471,000
Method: Auction Sale
Date: 11/10/2024
Property Type: House (Res)
Land Size: 404 sqm approx

Agent Comments



41 Darebin Rd THORNBURY 3071 (REI)

3 1 2

Price: $1,345,000
Method: Auction Sale
Date: 21/09/2024
Property Type: House (Res)

Agent Comments



14 Helen St NORTHCOTE 3070 (REI)

3 1 -

Price: $1,370,000
Method: Private Sale
Date: 02/07/2024
Property Type: House

Agent Comments

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