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	7 Timmins Street, Northcote Vic 3070

Indicative selling price

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

Range between $1,450,000 & $1,550,000

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	850 Brunswick St.N FITZROY NORTH 3068	$1,530,000	24/10/2024
2	32 Gillies St FAIRFIELD 3078	$1,471,000	11/10/2024
3	45 Walker St CLIFTON HILL 3068	$1,504,000	04/06/2024

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: 04/12/2024 10:25

7 Timmins Street, Northcote Vic 3070

Kristian Pithie
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Indicative Selling Price
$1,450,000 - $1,550,000
Median House Price
September quarter 2024: $1,650,000



2 1 2

Property Type: House
Land Size: 238 sqm approx

Agent Comments

Comparable Properties



850 Brunswick St.N FITZROY NORTH 3068 (REI)

2 1 1

Price: $1,530,000
Method: Private Sale
Date: 24/10/2024
Property Type: House (Res)

Agent Comments



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



45 Walker St CLIFTON HILL 3068 (REI/VG)

2 1 1

Price: $1,504,000
Method: Sold Before Auction
Date: 04/06/2024
Property Type: House (Res)
Land Size: 187 sqm approx

Agent Comments

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