

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

14 Jenkins Street, Northcote Vic 3070

Indicative selling price

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

Range between \$2,350,000 & \$2,500,000

Median sale price

Median price \$1,340,500 House Unit Suburb Northcote

Period - From 01/07/2018 to 30/09/2018 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	163 Separation St NORTHCOTE 3070	\$2,560,000	27/09/2018
2	77 Roberts St NORTHCOTE 3070	\$2,420,000	30/06/2018
3	67 Victoria Rd NORTHCOTE 3070	\$2,405,500	01/09/2018

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.



Rooms:

Property Type: House (Res)

Land Size: 527 sqm approx

Agent Comments

Comparable Properties



163 Separation St NORTHCOTE 3070 (REI)

Agent Comments



Price: \$2,560,000

Method: Sold Before Auction

Date: 27/09/2018

Rooms: -

Property Type: House

Land Size: 400 sqm approx



77 Roberts St NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$2,420,000

Method: Auction Sale

Date: 30/06/2018

Rooms: -

Property Type: House (Res)



67 Victoria Rd NORTHCOTE 3070 (REI)

Agent Comments



Price: \$2,405,500

Method: Auction Sale

Date: 01/09/2018

Rooms: -

Property Type: House (Res)