

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

1 Atkinson Street, Northcote Vic 3070

Indicative selling price

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

Single price

\$2,450,000

Median sale price

Median price

\$1,820,000

Property Type

House

Suburb

Northcote

Period - From

01/07/2021

to

30/09/2021

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	124 Gillies St FAIRFIELD 3078	\$2,525,000	11/10/2021
2	5 Bower St NORTHCOTE 3070	\$2,501,010	01/10/2021
3	111 Charles St NORTHCOTE 3070	\$2,293,000	14/10/2021

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:

28/10/2021 08:34

1 Atkinson Street, Northcote Vic 3070

**Jellis
Craig**

Nigel Harry

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Indicative Selling Price

\$2,450,000

Median House Price

September quarter 2021: \$1,820,000



4 2 0

Property Type: House (Res)

Land Size: 312 sqm approx

Agent Comments

Comparable Properties



124 Gillies St FAIRFIELD 3078 (REI)

Agent Comments

4 3 3

Price: \$2,525,000

Method: Auction Sale

Date: 11/10/2021

Property Type: House (Res)



5 Bower St NORTHCOTE 3070 (REI)

Agent Comments

4 3 2

Price: \$2,501,010

Method: Auction Sale

Date: 01/10/2021

Property Type: House (Res)



111 Charles St NORTHCOTE 3070 (REI)

Agent Comments

4 2 -

Price: \$2,293,000

Method: Auction Sale

Date: 14/10/2021

Property Type: House (Res)

Account - Jellis Craig | P: 03 9403 9300



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