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

4/15 Rucker Street, Northcote Vic 3070

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$790,000		&		\$850,000			
Median sale p	rice							
Median price	\$1,670,000	Pro	operty Type	Hou	se		Suburb	Northcote
Period - From	01/04/2023	to	31/03/2024		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	12/203 Clarke St NORTHCOTE 3070	\$832,000	07/02/2024
2	18/203 Clarke St NORTHCOTE 3070	\$815,000	24/04/2024
3	1/137 Westgarth St NORTHCOTE 3070	\$800,000	27/02/2024

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:

17/06/2024 16:07









Property Type: Apartment Agent Comments Indicative Selling Price \$790,000 - \$850,000 Median House Price Year ending March 2024: \$1,670,000

Comparable Properties



12/203 Clarke St NORTHCOTE 3070 (REI/VG) Agent Comments



Price: \$832,000 Method: Auction Sale Date: 07/02/2024 Property Type: Apartment

18/203 Clarke St NORTHCOTE 3070 (REI)



Price: \$815,000 Method: Sold Before Auction Date: 24/04/2024 Property Type: Apartment

1/137 Westgarth St NORTHCOTE 3070 (REI/VG)

Agent Comments

Agent Comments



Price: \$800,000 Method: Auction Sale Date: 27/02/2024 Property Type: Apartment

Account - Biggin & Scott Inner North | P: 03 9386 1855 | F: 03 9489 5788

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propertydata

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