

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 consumer.vic.gov.au/underquoting

Range between \$790,000 & \$850,000

Median sale price

Median price \$1,670,000 Property Type House Suburb Northcote

Period - From 01/04/2023 to 31/03/2024 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	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



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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**

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



18/203 Clarke St NORTHCOTE 3070 (REI) **Agent Comments**

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



1/137 Westgarth St NORTHCOTE 3070 (REI/VG) **Agent Comments**

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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