

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

27 Charles Street, Northcote Vic 3070

Indicative selling price

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

Range between \$1,690,000

&

\$1,750,000

Median sale price

Median price \$1,750,000

Property Type House

Suburb Northcote

Period - From 01/07/2023

to

30/09/2023

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	14 Woolton Av THORNBURY 3071	\$1,757,000	16/07/2023
2	90 Emmaline St NORTHCOTE 3070	\$1,740,000	06/09/2023
3			

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:

13/11/2023 21:56

Eric Brown
9480 2288
0474 870 856
eric.b@lovere.com.au



4 1 1

Property Type: Home

Agent Comments

Indicative Selling Price

\$1,690,000 - \$1,750,000

Median House Price

September quarter 2023: \$1,750,000

Comparable Properties



14 Woolton Av THORNBURY 3071 (REI)

Agent Comments

4 2 3

Price: \$1,757,000

Method: Auction Sale

Date: 16/07/2023

Property Type: House (Res)

Land Size: 603 sqm approx



90 Emmaline St NORTHCOTE 3070 (REI)

Agent Comments

4 2 1

Price: \$1,740,000

Method: Sold Before Auction

Date: 06/09/2023

Property Type: House (Res)

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.

Account - Love & Co