

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

69 Jenkins Street, Northcote Vic 3070

Indicative selling price

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

Range between

\$1,250,000

&

\$1,350,000

Median sale price

Median price

\$1,287,500

House

X

Unit

Suburb

Northcote

Period - From

01/10/2018

to

31/12/2018

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	15 Oamaru St NORTHCOTE 3070	\$1,378,500	23/03/2019
2	12 Hakatere St NORTHCOTE 3070	\$1,335,000	08/02/2019
3	231 Bastings St NORTHCOTE 3070	\$1,230,000	08/03/2019

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: 5

Property Type: House

Land Size: 550 sqm approx

Agent Comments

Comparable Properties



15 Oamaru St NORTHCOTE 3070 (REI)

Agent Comments



Price: \$1,378,500

Method: Auction Sale

Date: 23/03/2019

Rooms: -

Property Type: House (Res)

Land Size: 417 sqm approx



12 Hakatere St NORTHCOTE 3070 (VG)

Agent Comments



Price: \$1,335,000

Method: Sale

Date: 08/02/2019

Rooms: -

Property Type: House (Res)

Land Size: 500 sqm approx



231 Bastings St NORTHCOTE 3070 (REI)

Agent Comments



Price: \$1,230,000

Method: Private Sale

Date: 08/03/2019

Rooms: -

Property Type: House

Land Size: 409 sqm approx