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

1/105 Arthurton Road, Northcote Vic 3070

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquo	ting		
Range betweer	\$880,000		&		\$920,000			
Median sale p	rice							
Median price	\$980,000	Pro	operty Type	Том	nhouse		Suburb	Northcote
Period - From	01/12/2022	to	30/11/2023		Sc	ource	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.

Ado	dress of comparable property	Price	Date of sale
1	6/31 Mansfield St THORNBURY 3071	\$940,000	09/11/2023
2	2/213 Weston St BRUNSWICK EAST 3057	\$905,000	16/09/2023
3	2/9 Smith St THORNBURY 3071	\$880,000	23/10/2023

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:

01/12/2023 13:48



1/105 Arthurton Road, Northcote Vic 3070

McGrath





Property Type: Townhouse (Single) Agent Comments Luke Brizzi 9489 9422 0417 324 339 lukebrizzi@mcgrath.com.au

Indicative Selling Price \$880,000 - \$920,000 Median Townhouse Price 01/12/2022 - 30/11/2023: \$980,000

Comparable Properties



6/31 Mansfield St THORNBURY 3071 (REI)



Price: \$940,000 Method: Private Sale Date: 09/11/2023 Property Type: Townhouse (Single)

2/213 Weston St BRUNSWICK EAST 3057 (REI) Agent Comments

Agent Comments



Price: \$905,000 Method: Auction Sale Date: 16/09/2023 Property Type: Townhouse (Res)



2/9 Smith St THORNBURY 3071 (REI)



Agent Comments

Price: \$880,000 Method: Private Sale Date: 23/10/2023 Property Type: Townhouse (Single)

Account - Mcgrath | P: 03 9489 9422 | F: 03 9486 2614



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