

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

1/12 Farnan Street, Northcote Vic 3070

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$970,000

Property Type Townhouse

Suburb Northcote

Period - From 15/04/2023

to 14/04/2024

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	15b Rex Av ALPHINGTON 3078	\$1,248,000	28/02/2024
2	14/122 Roseneath St CLIFTON HILL 3068	\$1,220,000	29/03/2024
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:

15/04/2024 11:59



Property Type:

Townhouse

Agent Comments

Comparable Properties



15b Rex Av ALPHINGTON 3078 (REI)

Agent Comments



Price: \$1,248,000

Method: Private Sale

Date: 28/02/2024

Property Type: Townhouse (Single)



14/122 Roseneath St CLIFTON HILL 3068 (REI) Agent Comments



Price: \$1,220,000

Method: Private Sale

Date: 29/03/2024

Property Type: Townhouse (Single)

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.