

# 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

1/140 Darebin Road, Northcote Vic 3070

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$750,000 & \$825,000

### Median sale price

Median price \$615,000 Property Type Unit Suburb Northcote

Period - From 01/01/2024 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	3/307 Station St FAIRFIELD 3078	\$720,000	06/04/2024
2	1/183 Westgarth St NORTHCOTE 3070	\$880,000	19/03/2024
3	2/98 Grange Rd ALPHINGTON 3078	\$765,000	09/03/2024

**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:

27/06/2024 12:40

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**Indicative Selling Price**

\$750,000 - \$825,000

**Median Unit Price**

March quarter 2024: \$615,000



2   1   2

**Property Type:** Unit

**Land Size:** 250 sqm approx

**Agent Comments**

## Comparable Properties



**3/307 Station St FAIRFIELD 3078 (REI/VG)**

**Agent Comments**

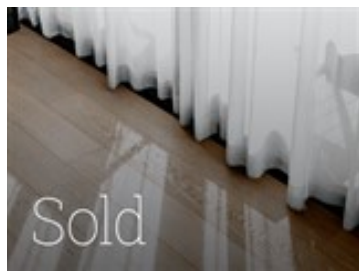
2   1   2

**Price:** \$720,000

**Method:** Auction Sale

**Date:** 06/04/2024

**Property Type:** Unit



**1/183 Westgarth St NORTHCOTE 3070 (REI/VG)**

**Agent Comments**

2   1   1

**Price:** \$880,000

**Method:** Private Sale

**Date:** 19/03/2024

**Property Type:** Villa

**2/98 Grange Rd ALPHINGTON 3078 (REI/VG)**

**Agent Comments**

2   1   1

**Price:** \$765,000

**Method:** Auction Sale

**Date:** 09/03/2024

**Property Type:** Unit

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