

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

1/3 Lorna Avenue, Northcote Vic 3070

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$996,000

Property Type Townhouse

Suburb Northcote

Period - From 22/02/2023

to 21/02/2024

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		
2		
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:

22/02/2024 15:59

1/3 Lorna Avenue, Northcote Vic 3070

McGrath

Michael Divito
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Indicative Selling Price

\$1,350,000 - \$1,450,000

Median Townhouse Price

22/02/2023 - 21/02/2024: \$996,000



 4  4  2

Property Type:

Agent Comments

Comparable Properties

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 - McGrath | P: 03 9489 9422 | F: 03 9486 2614



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