### 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

11 Union Street, Northcote Vic 3070

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ing		
Range betweer	\$1,050,000		&		\$1,150,000			
Median sale p	rice							
Median price	\$1,755,000	Pro	operty Type	Hou	se		Suburb	Northcote
Period - From	01/01/2024	to	31/03/2024		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	4 Jamieson St FITZROY NORTH 3068	\$1,200,000	22/03/2024
2	40 Claude St NORTHCOTE 3070	\$1,110,000	25/11/2023
3	78 St Georges Rd NORTHCOTE 3070	\$1,090,000	06/04/2024

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:

02/05/2024 12:54



11 Union Street, Northcote Vic 3070

# McGrath





**Property Type:** Agent Comments

Gino De lesi (03) 9489 9422 0418 328 062 ginodeiesi@mcgrath.com.au

**Indicative Selling Price** \$1,050,000 - \$1,150,000 **Median House Price** March quarter 2024: \$1,755,000

## **Comparable Properties**



4 Jamieson St FITZROY NORTH 3068 (REI/VG) Agent Comments



Price: \$1,200,000 Method: Sold Before Auction Date: 22/03/2024 Property Type: House (Res) Land Size: 107 sqm approx



40 Claude St NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$1,110,000 Method: Auction Sale Date: 25/11/2023 Property Type: House (Res) Land Size: 119 sqm approx

78 St Georges Rd NORTHCOTE 3070 (REI)



Agent Comments

Price: \$1,090,000 Method: Auction Sale Date: 06/04/2024 Property Type: House (Res)

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





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