

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

124 Mitchell Street, Northcote Vic 3070

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,656,500 Property Type House Suburb Northcote

Period - From 11/04/2023 to 10/04/2024 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	78 St Georges Rd NORTHCOTE 3070	\$1,090,000	06/04/2024
2	209 Westgarth St NORTHCOTE 3070	\$1,075,000	29/01/2024
3	1 Shaftesbury Pde THORNBURY 3071	\$1,052,000	16/12/2023

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:

11/04/2024 11:47



Property Type: House
Land Size: 155 sqm approx
Agent Comments

Comparable Properties



78 St Georges Rd NORTHCOTE 3070 (REI)

Agent Comments



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



209 Westgarth St NORTHCOTE 3070 (REI)

Agent Comments



Price: \$1,075,000
Method: Private Sale
Date: 29/01/2024
Property Type: House



1 Shaftesbury Pde THORNBURY 3071 (REI/VG)

Agent Comments



Price: \$1,052,000
Method: Auction Sale
Date: 16/12/2023
Property Type: House (Res)
Land Size: 260 sqm approx