

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

157 Arthurton Road, 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 \$1,650,000 Property Type House Suburb Northcote

Period - From 01/07/2022 to 30/06/2023 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	163 Arthurton Rd NORTHCOTE 3070	\$1,180,000	10/07/2023
2	49 Kellett St NORTHCOTE 3070	\$1,050,000	08/05/2023
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: 19/09/2023 15:35



Property Type: House

Land Size: 543 sqm approx

Agent Comments

Comparable Properties



163 Arthurton Rd NORTHCOTE 3070 (REI/VG) Agent Comments



Price: \$1,180,000

Method: Private Sale

Date: 10/07/2023

Property Type: House (Res)

Land Size: 539 sqm approx



49 Kellett St NORTHCOTE 3070 (VG)

Agent Comments



Price: \$1,050,000

Method: Sale

Date: 08/05/2023

Property Type: House (Previously Occupied - Detached)

Land Size: 531 sqm approx

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.