### Statement of Information Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 2/1 Lorna Avenue, Northcote Vic 3070

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	ov.au/	/underquot	ting		
Range betweer	\$850,000		&		\$890,000			
Median sale p	rice							
Median price	\$705,000	Pro	operty Type	Unit			Suburb	Northcote
Period - From	01/10/2023	to	31/12/2023		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.

Ado	dress of comparable property	Price	Date of sale
1	3/26-36 High St NORTHCOTE 3070	\$945,000	01/12/2023
2	2/9 Smith St THORNBURY 3071	\$880,000	23/10/2023
3	2/215 Separation St NORTHCOTE 3070	\$865,000	01/09/2023

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:

01/02/2024 14:02



# McGrath





**Property Type:** Agent Comments

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

**Indicative Selling Price** \$850,000 - \$890,000 **Median Unit Price** December quarter 2023: \$705,000

## **Comparable Properties**



3/26-36 High St NORTHCOTE 3070 (REI)



Price: \$945,000 Method: Date: 01/12/2023 Property Type: Unit

Agent Comments

Agent Comments



Price: \$880,000 Method: Date: 23/10/2023 Property Type: Townhouse (Single)



2/215 Separation St NORTHCOTE 3070 (REI) Agent Comments



Price: \$865,000 Method: Date: 01/09/2023 Property Type: Townhouse (Single)

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



propertydata

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