

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

2/142 Darebin Road, Northcote Vic 3070

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$963,750 Property Type Townhouse Suburb Northcote

Period - From 12/09/2022 to 11/09/2023 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	18e Swift St THORNBURY 3071	\$1,083,000	06/05/2023
2	14/22 French Av NORTHCOTE 3070	\$967,500	08/05/2023
3	3/44 Hammond St THORNBURY 3071	\$950,000	28/06/2023

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: 12/09/2023 10:51



Rooms: 4
Property Type: townhouse
Land Size: subdivision sqm approx
Agent Comments

Comparable Properties



18e Swift St THORBURY 3071 (REI/VG)

Agent Comments



Price: \$1,083,000
Method: Auction Sale
Date: 06/05/2023
Property Type: Townhouse (Res)



14/22 French Av NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$967,500
Method: Private Sale
Date: 08/05/2023
Rooms: 2
Property Type: Townhouse (Res)
Land Size: 112 sqm approx



3/44 Hammond St THORBURY 3071 (REI)

Agent Comments



Price: \$950,000
Method: Private Sale
Date: 28/06/2023
Property Type: Unit