

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

2/50 Arthurton Road, Northcote Vic 3070

Indicative selling price

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

Range between \$870,000 & \$920,000

Median sale price

Median price \$1,001,000 Property Type Townhouse Suburb Northcote

Period - From 12/06/2023 to 11/06/2024 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	4/101 Victoria Rd NORTHCOTE 3070	\$940,000	20/05/2024
2	6/36 Boothby St NORTHCOTE 3070	\$891,000	21/03/2024
3	105 Elm St NORTHCOTE 3070	\$887,500	01/06/2024

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:

12/06/2024 16:00



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Indicative Selling Price

\$870,000 - \$920,000

Median Townhouse Price

12/06/2023 - 11/06/2024: \$1,001,000



2 2 1

Property Type:

Agent Comments

Comparable Properties



4/101 Victoria Rd NORTHCOTE 3070 (REI)

Agent Comments

2 2 1

Price: \$940,000

Method:

Date: 20/05/2024

Property Type: Townhouse (Single)



6/36 Boothby St NORTHCOTE 3070 (REI)

Agent Comments

2 2 1

Price: \$891,000

Method: Sold Before Auction

Date: 21/03/2024

Property Type: Townhouse (Res)



105 Elm St NORTHCOTE 3070 (REI)

Agent Comments

2 1 1

Price: \$887,500

Method: Auction Sale

Date: 01/06/2024

Property Type: Townhouse (Res)

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



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