# 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	200 Darebin Road, Northcote Vic 3070
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,150,000 & \$1,210,000	Range between	\$1,150,000	&	\$1,210,000
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### Median sale price

Median price	\$1,725,000	Pro	perty Type	House		Suburb	Northcote
Period - From	01/01/2025	to	31/03/2025		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

Add	dress of comparable property	Price	Date of sale
1	164 Separation St NORTHCOTE 3070	\$1,210,000	25/02/2025
2	23 Chingford St FAIRFIELD 3078	\$1,175,000	27/11/2024
3	23 Gooch St THORNBURY 3071	\$1,150,000	23/11/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	21/05/2025 12:15



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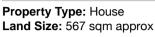
**Indicative Selling Price** \$1,150,000 - \$1,210,000 **Median House Price** March quarter 2025: \$1,725,000

**McGrath** 









**Agent Comments** 

# Comparable Properties



164 Separation St NORTHCOTE 3070 (REI)

Price: \$1,210,000 Method: Private Sale Date: 25/02/2025

Property Type: House (Res) Land Size: 558 sqm approx

**Agent Comments** 



23 Chingford St FAIRFIELD 3078 (REI/VG)

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Price: \$1,175,000 Method: Private Sale Date: 27/11/2024 Property Type: House Land Size: 557 sqm approx





Agent Comments



23 Gooch St THORNBURY 3071 (REI/VG)

Price: \$1,150,000 Method: Auction Sale Date: 23/11/2024

Property Type: House (Res) Land Size: 381 sqm approx **Agent Comments** 

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