

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

23 Newmarket Street, Northcote Vic 3070

Indicative selling price

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

Range between \$1,200,000 & \$1,250,000

Median sale price

Median price \$1,585,000 Property Type House Suburb Northcote

Period - From 01/04/2023 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	338 Gillies St THORNBURY 3071	\$1,225,000	31/03/2023
2	78 Darebin Rd NORTHCOTE 3070	\$1,200,000	04/04/2023
3	9 Northcote St NORTHCOTE 3070	\$1,200,000	08/03/2023

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:

11/08/2023 14:35



 3
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  3

Rooms: 8
Property Type: House
Land Size: 410 sqm approx sqm approx
[Agent Comments](#)

Indicative Selling Price
 \$1,200,000 - \$1,250,000
Median House Price
 June quarter 2023: \$1,585,000

Comparable Properties

338 Gillies St THORBURY 3071 (REI/VG)

[Agent Comments](#)

 2
  1
  -

Price: \$1,225,000
Method: Private Sale
Date: 31/03/2023
Property Type: House (Res)
Land Size: 493 sqm approx



78 Darebin Rd NORTHCOTE 3070 (REI/VG)

[Agent Comments](#)

 3
  1
  2

Price: \$1,200,000
Method: Private Sale
Date: 04/04/2023
Property Type: House
Land Size: 342 sqm approx



9 Northcote St NORTHCOTE 3070 (REI/VG)

[Agent Comments](#)

 3
  1
  -

Price: \$1,200,000
Method: Auction Sale
Date: 08/03/2023
Property Type: House
Land Size: 209 sqm approx

Account - Haughton Stotts | P: 03 9497 1990 | F: 03 9497 4374



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