

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

28 Oamaru Street, Northcote Vic 3070

Indicative selling price

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

Range between \$1,420,000 & \$1,470,000

Median sale price

Median price \$1,710,000 Property Type House Suburb Northcote

Period - From 01/10/2023 to 31/12/2023 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	95 Normanby Av THORNBURY 3071	\$1,462,000	11/11/2023
2	43 South Cr NORTHCOTE 3070	\$1,437,000	25/10/2023
3	153 Perry St FAIRFIELD 3078	\$1,420,000	14/12/2023

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:

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Indicative Selling Price

\$1,420,000 - \$1,470,000

Median House Price

December quarter 2023: \$1,710,000



3 1 2

Property Type: House

Agent Comments

Comparable Properties



95 Normanby Av THORBURY 3071 (REI/VG) Agent Comments

3 2 2

Price: \$1,462,000

Method: Auction Sale

Date: 11/11/2023

Property Type: House (Res)

Land Size: 464 sqm approx



43 South Cr NORTHCOTE 3070 (VG) Agent Comments

3 - -

Price: \$1,437,000

Method: Sale

Date: 25/10/2023

Property Type: House (Previously Occupied - Detached)

Land Size: 354 sqm approx



153 Perry St FAIRFIELD 3078 (REI/VG) Agent Comments

3 1 2

Price: \$1,420,000

Method: Sold Before Auction

Date: 14/12/2023

Property Type: House (Res)

Land Size: 736 sqm approx

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