

# 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

3 Mason Street, Northcote Vic 3070

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,550,000 & \$1,650,000

### 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	141 Westgarth St NORTHCOTE 3070	\$1,670,000	16/11/2023
2	12 Ellesmere St NORTHCOTE 3070	\$1,650,000	25/11/2023
3	11 Thomson St NORTHCOTE 3070	\$1,475,000	07/02/2024

**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:

28/02/2024 16:59



3   1   1

**Property Type:** House

**Land Size:** 315 sqm approx

**Agent Comments**

## Comparable Properties



**141 Westgarth St NORTHCOTE 3070 (REI/VG)**   **Agent Comments**

3   1   -

**Price:** \$1,670,000

**Method:** Auction Sale

**Date:** 16/11/2023

**Property Type:** House (Res)

**Land Size:** 485 sqm approx



**12 Ellesmere St NORTHCOTE 3070 (REI/VG)**   **Agent Comments**

3   1   -

**Price:** \$1,650,000

**Method:** Auction Sale

**Date:** 25/11/2023

**Property Type:** House (Res)

**Land Size:** 259 sqm approx



**11 Thomson St NORTHCOTE 3070 (REI)**   **Agent Comments**

3   1   2

**Price:** \$1,475,000

**Method:** Sold Before Auction

**Date:** 07/02/2024

**Property Type:** House (Res)