

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

31 Henderson Street, Northcote Vic 3070

Indicative selling price

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

Range between \$2,350,000 & \$2,550,000

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	21 Darling St FAIRFIELD 3078	\$2,600,000	24/06/2023
2	15 Lawry St NORTHCOTE 3070	\$2,450,000	09/03/2023
3	33 Keith St ALPHINGTON 3078	\$2,350,000	02/06/2023

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:

10/08/2023 12:33



 5  2  1

Property Type: House (Previously Occupied - Detached)

Land Size: 504 sqm approx

Agent Comments

Indicative Selling Price

\$2,350,000 - \$2,550,000

Median House Price

June quarter 2023: \$1,585,000

Comparable Properties



21 Darling St FAIRFIELD 3078 (REI/VG)

Agent Comments

 4  2  1

Price: \$2,600,000

Method: Auction Sale

Date: 24/06/2023

Property Type: House (Res)

Land Size: 476 sqm approx



15 Lawry St NORTHCOTE 3070 (REI/VG)

Agent Comments

 4  2  3

Price: \$2,450,000

Method: Private Sale

Date: 09/03/2023

Property Type: House

Land Size: 552 sqm approx



33 Keith St ALPHINGTON 3078 (REI)

Agent Comments

 3  2  2

Price: \$2,350,000

Method: Sold Before Auction

Date: 02/06/2023

Property Type: House (Res)

Land Size: 595 sqm approx