

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

31B Union Street, Northcote Vic 3070

Indicative selling price

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

Range between \$1,650,000 & \$1,750,000

Median sale price

Median price \$1,755,000 Property Type House Suburb Northcote

Period - From 01/01/2024 to 31/03/2024 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	3a McCutcheon St NORTHCOTE 3070	\$1,725,000	30/01/2024
2	21 Louise St CLIFTON HILL 3068	\$1,680,000	14/12/2023
3	162a Blyth St BRUNSWICK EAST 3057	\$1,672,500	20/03/2024

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:

02/05/2024 11:21



Property Type:

Agent Comments

Comparable Properties



3a McCutcheon St NORTHCOTE 3070 (REI/VG) Agent Comments



Price: \$1,725,000

Method: Sold Before Auction

Date: 30/01/2024

Property Type: House (Res)

Land Size: 212 sqm approx



21 Louise St CLIFTON HILL 3068 (REI/VG) Agent Comments



Price: \$1,680,000

Method: Private Sale

Date: 14/12/2023

Property Type: House

Land Size: 144 sqm approx



162a Blyth St BRUNSWICK EAST 3057 (REI) Agent Comments



Price: \$1,672,500

Method: Sold Before Auction

Date: 20/03/2024

Property Type: House (Res)

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