

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 3a Mccutcheon Street, Northcote Vic 3070

Indicative selling price

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

Range between \$1,700,000 & \$1,800,000

Median sale price

Median price \$1,750,000 Property Type House Suburb Northcote

Period - From 01/07/2023 to 30/09/2023 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 Brickworks La NORTHCOTE 3070	\$1,890,000	26/08/2023
2	57a Derby St NORTHCOTE 3070	\$1,794,000	20/10/2023
3			

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: 09/11/2023 13:58



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Property Type: Townhouse

Agent Comments

Comparable Properties



21 Brickworks La NORTHCOTE 3070 (REI/VG) Agent Comments

3 2 2

Price: \$1,890,000

Method: Auction Sale

Date: 26/08/2023

Property Type: House (Res)

Land Size: 254 sqm approx



57a Derby St NORTHCOTE 3070 (REI) Agent Comments

3 2 2

Price: \$1,794,000

Method: Auction Sale

Date: 20/10/2023

Property Type: House (Res)

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.