

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

45 Arthurton Road, Northcote Vic 3070

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

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	55 Clarke St NORTHCOTE 3070	\$1,350,000	22/01/2024
2	24 Taylor St FITZROY NORTH 3068	\$1,335,000	02/03/2024
3	65 Gladstone Av NORTHCOTE 3070	\$1,305,000	30/01/2024

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:

31/05/2024 08:21



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Property Type: House (Res)

Land Size: 293 sqm approx

Agent Comments

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

March quarter 2024: \$1,755,000

Comparable Properties



55 Clarke St NORTHCOTE 3070 (REI/VG)

Agent Comments

3 1 -

Price: \$1,350,000

Method: Private Sale

Date: 22/01/2024

Property Type: House

Land Size: 205 sqm approx



24 Taylor St FITZROY NORTH 3068 (REI)

Agent Comments

3 1 -

Price: \$1,335,000

Method: Auction Sale

Date: 02/03/2024

Property Type: House (Res)

Land Size: 249 sqm approx



65 Gladstone Av NORTHCOTE 3070 (VG)

Agent Comments

3 - -

Price: \$1,305,000

Method: Sale

Date: 30/01/2024

Property Type: House - Terrace

Land Size: 189 sqm approx

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