

5/11 Langwells Parade, Northcote Vic 3070



2 Bed 2 Bath 1 Car
Property Type: Strata Unit/Flat
Indicative Selling Price
 \$750,000 - \$795,000
Median House Price
 December quarter 2023:
 \$705,000

Comparable Properties



3/14 Albert Street, Northcote 3070 (REI/VG)
2 Bed 1 Bath 1 Car
Price: \$780,000
Method: Auction Sale
Date: 28/10/2023
Property Type: Townhouse (Res)
Agent Comments: Smaller property No lock up garage
 Only 1 bathroom Street facing Comparable property



11/14 Albert Street, Northcote 3070 (REI/VG)
2 Bed 1 Bath 1 Car
Price: \$770,000
Method: Private Sale
Date: 15/01/2024
Property Type: Townhouse (Single)
Agent Comments: Newer property No Lock up garage
 attached Updated Comparable property



3/70 Gadd Street, Northcote (VG)
2 Bed 1 Bath 1 Car
Price: \$750,000
Method: Sale
Date: 23/12/2023
Property Type: Strata Unit - Conjoined
Agent Comments: Smaller property Comparable location
 Comparable property

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

5/11 Langwells Parade, Northcote Vic 3070

Indicative selling price

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

Range between \$750,000 & \$795,000

Median sale price

Median price \$705,000 Unit x Suburb Northcote

Period - From 01/10/2023 to 31/12/2023 Source REIV

Comparable property sales

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
3/14 Albert Street, NORTHCOTE 3070	\$780,000	28/10/2023
11/14 Albert Street, NORTHCOTE 3070	\$770,000	15/01/2024
3/70 Gadd Street, NORTHCOTE 3070	\$750,000	23/12/2023

This Statement of Information was prepared on:

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