

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 50 Vauxhall Road, Northcote Vic 3070

Indicative selling price

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

Range between \$4,100,000 & \$4,500,000

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 | 29 Christmas St NORTHCOTE 3070 | \$4,000,000 | 13/05/2024 |
| 2 | 21 Wakanui St NORTHCOTE 3070 | \$4,100,000 | 02/03/2024 |
| 3 | 9 Glanfield St NORTHCOTE 3070 | \$4,250,000 | 26/01/2024 |

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: 12/06/2024 16:24



Property Type: House (Res)

Land Size: 603 sqm approx

Agent Comments

Comparable Properties



29 Christmas St NORTHCOTE 3070 (REI)

Agent Comments



Price: \$4,000,000

Method: Sold Before Auction

Date: 13/05/2024

Property Type: House (Res)

Land Size: 470 sqm approx



21 Wakanui St NORTHCOTE 3070 (REI)

Agent Comments



Price: \$4,100,000

Method: Auction Sale

Date: 02/03/2024

Property Type: House (Res)



9 Glanfield St NORTHCOTE 3070 (REI)

Agent Comments



Price: \$4,250,000

Method: Private Sale

Date: 26/01/2024

Property Type: House