

# 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 5a Mccutcheon Street, Northcote Vic 3070

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,550,000 & \$1,700,000

### Median sale price

Median price \$1,585,000 Property Type House Suburb Northcote

Period - From 01/04/2023 to 30/06/2023 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	182c Gillies St FAIRFIELD 3078	\$1,677,000	29/06/2023
2	181 Hutton St THORNBURY 3071	\$1,560,000	25/05/2023
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: 21/09/2023 14:59



**Property Type:**

Agent Comments

## Comparable Properties



**182c Gillies St FAIRFIELD 3078 (REI)**

Agent Comments



**Price:** \$1,677,000

**Method:** Sold Before Auction

**Date:** 29/06/2023

**Property Type:** Townhouse (Res)



**181 Hutton St THORNBURY 3071 (REI/VG)**

Agent Comments



**Price:** \$1,560,000

**Method:** Private Sale

**Date:** 25/05/2023

**Property Type:** House

**Land Size:** 240 sqm approx

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.