

# 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

6 Lorna Avenue, 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 \$1,350,000 & \$1,450,000

### Median sale price

Median price \$1,650,000 Property Type House Suburb Northcote

Period - From 01/07/2022 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	29 Speight St THORNBURY 3071	\$1,538,000	22/04/2023
2	22 Newmarket St NORTHCOTE 3070	\$1,405,000	08/07/2023
3	23 Newmarket St NORTHCOTE 3070	\$1,345,000	02/09/2023

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: 12/09/2023 17:00



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**Property Type:** House  
**Land Size:** 414 Approx. sqm approx

**Agent Comments**

In a peaceful cul-de-sac, yet just minutes to Northcote Plaza and Aquatic Centre, parks and schools, this enhanced three bedroom home offers modern comfort with low-maintenance upkeep.

**Indicative Selling Price**

\$1,350,000 - \$1,450,000

**Median House Price**

Year ending June 2023: \$1,650,000

## Comparable Properties



**29 Speight St THORNBURY 3071 (REI/VG)**

[Agent Comments](#)

3 1 2

**Price:** \$1,538,000  
**Method:** Auction Sale  
**Date:** 22/04/2023  
**Property Type:** House (Res)  
**Land Size:** 452 sqm approx



**22 Newmarket St NORTHCOTE 3070 (REI)**

[Agent Comments](#)

3 1 -

**Price:** \$1,405,000  
**Method:** Auction Sale  
**Date:** 08/07/2023  
**Property Type:** House (Res)

**23 Newmarket St NORTHCOTE 3070 (REI)**

[Agent Comments](#)

3 1 3

**Price:** \$1,345,000  
**Method:** Auction Sale  
**Date:** 02/09/2023  
**Property Type:** House (Res)  
**Land Size:** 410 sqm approx