## Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Including suburb and postcode

Address 7/116 Arthurton Road, Northcote Vic 3070

### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$500,000		&		\$550,000			
Median sale pi	rice							
Median price	\$575,000	Pro	operty Type	Unit			Suburb	Northcote
Period - From	01/07/2023	to	30/09/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	3/58 Westgarth St NORTHCOTE 3070	\$560,000	02/08/2023
2	5/116 Arthurton Rd NORTHCOTE 3070	\$515,000	05/08/2023
3	1/5 Normanby Av THORNBURY 3071	\$500,000	06/09/2023

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:

26/10/2023 11:03









**Property Type:** House Agent Comments

Dylan Francis 93875888 0421 023 832 dylanfrancis@jelliscraig.com.au

Indicative Selling Price \$500,000 - \$550,000 Median Unit Price September quarter 2023: \$575,000

# **Comparable Properties**



3/58 Westgarth St NORTHCOTE 3070 (VG)

Price: \$560,000 Method: Sale Date: 02/08/2023 Property Type: Strata Flat - Single OYO Flat

#### Agent Comments

Good comparable as both properties are 2 bed, 1 bath, 1 car units located in an older style complex.



5/116 Arthurton Rd NORTHCOTE 3070 (REI/VG)

1/5 Normanby Av THORNBURY 3071 (REI)

1

**6** 1



Price: \$515,000 Method: Auction Sale Date: 05/08/2023 Property Type: Unit

#### Agent Comments

Perfect comparable as both properties are renovated units located in the same complex.



Price: \$500,000 Method: Private Sale Date: 06/09/2023 Property Type: Unit

2

#### Agent Comments

Great comparable as both properties are renovated two bed units.

Account - Jellis Craig | P: 03 9387 5888



propertydata

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