

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

7/116 Arthurton Road, Northcote Vic 3070

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$575,000 Property Type Unit Suburb Northcote

Period - From 01/07/2023 to 30/09/2023 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	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

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)



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.



1/5 Normanby Av THORNBURY 3071 (REI)



Price: \$500,000

Method: Private Sale

Date: 06/09/2023

Property Type: Unit

Agent Comments

Great comparable as both properties are renovated two bed units.