

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 Hopetoun Street, Northcote Vic 3070

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

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	27 Park St NORTHCOTE 3070	\$1,270,000	04/05/2024
2	5 Gordon Gr NORTHCOTE 3070	\$1,220,000	04/05/2024
3	6 Agnes St THORNBURY 3071	\$1,150,000	26/04/2024

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:

21/05/2024 15:53



Property Type: House

Land Size: 152 sqm approx

Agent Comments

Opposite All Nations Park this charming two bedroom Victorian with open plan living to alfresco gardens, Smeg kitchen, heating/cooling and alarm is everything a first home buyer dreams of.

Comparable Properties



27 Park St NORTHCOTE 3070 (REI)

Agent Comments



Price: \$1,270,000

Method: Auction Sale

Date: 04/05/2024

Property Type: House (Res)



5 Gordon Gr NORTHCOTE 3070 (REI)

Agent Comments



Price: \$1,220,000

Method: Sold Before Auction

Date: 04/05/2024

Property Type: House (Res)



6 Agnes St THORNBURY 3071 (REI)

Agent Comments



Price: \$1,150,000

Method: Sold Before Auction

Date: 26/04/2024

Property Type: House (Res)