

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

71 Cunningham Street, Northcote Vic 3070

Indicative selling price

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

Range between \$3,800,000 & \$4,100,000

Median sale price

Median price \$1,710,000 Property Type House Suburb Northcote

Period - From 01/10/2023 to 31/12/2023 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	9 Glanfield St NORTHCOTE 3070	\$4,250,000	26/01/2024
2	49 Delbridge St FITZROY NORTH 3068	\$4,100,000	22/12/2023
3	244 Holden St FITZROY NORTH 3068	\$3,815,000	28/10/2023

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: 01/03/2024 12:14



4 3 2

Property Type: House (Res)

Land Size: 448 sqm approx

Agent Comments

Comparable Properties



9 Glanfield St NORTHCOTE 3070 (REI)

Agent Comments

6 5 4

Price: \$4,250,000

Method: Private Sale

Date: 26/01/2024

Property Type: House



49 Delbridge St FITZROY NORTH 3068 (REI)

Agent Comments

4 3 -

Price: \$4,100,000

Method: Private Sale

Date: 22/12/2023

Property Type: House (Res)



244 Holden St FITZROY NORTH 3068 (REI/VG)

Agent Comments

4 2 1

Price: \$3,815,000

Method: Auction Sale

Date: 28/10/2023

Property Type: House (Res)

Land Size: 511 sqm approx