

# 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

8 St Neots 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 \$2,400,000 & \$2,600,000

### 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	21 Hayes St NORTHCOTE 3070	\$1,600,000	20/10/2023
2	157 Arthurton Rd NORTHCOTE 3070	\$1,296,000	12/10/2023
3	2 Wardrop Gr NORTHCOTE 3070	\$2,300,000	07/10/2023

**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:

02/02/2024 11:35



3   1   1

**Property Type:** House (Res)

**Land Size:** 668 sqm approx

Agent Comments

## Comparable Properties



**21 Hayes St NORTHCOTE 3070 (REI)**

Agent Comments

3   1   1

**Price:** \$1,600,000

**Method:** Private Sale

**Date:** 20/10/2023

**Property Type:** House

**Land Size:** 557 sqm approx



**157 Arthurton Rd NORTHCOTE 3070 (REI/VG)**

Agent Comments

3   1   1

**Price:** \$1,296,000

**Method:** Auction Sale

**Date:** 12/10/2023

**Property Type:** House (Res)

**Land Size:** 543 sqm approx



**2 Wardrop Gr NORTHCOTE 3070 (REI)**

Agent Comments

4   2   1

**Price:** \$2,300,000

**Method:** Auction Sale

**Date:** 07/10/2023

**Property Type:** House (Res)

**Land Size:** 504 sqm approx