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	2/19 Glanfield Street, Northcote Vic 3070

Indicative selling price

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

Single price $795,000

Median sale price

Median price $630,000 Property Type Unit Suburb Northcote

Period - From 01/04/2023 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	3/18 Gillies St FAIRFIELD 3078	$760,000	16/04/2024
2	2/274 St Georges Rd NORTHCOTE 3070	$795,000	28/04/2024
3	2/384 Station St THORNBURY 3071	$739,000	14/05/2024

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: 08/07/2024 11:10

2/19 Glanfield Street, Northcote Vic 3070



2 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$795,000
Median Unit Price
Year ending March 2024: $630,000

Comparable Properties

3/18 Gillies St FAIRFIELD 3078 (REI)

2 1 1

Agent Comments

Price: $760,000
Method:
Date: 16/04/2024
Property Type: Unit



2/274 St Georges Rd NORTHCOTE 3070 (REI)

2 1 1

Agent Comments

Price: $795,000
Method: Private Sale
Date: 28/04/2024
Property Type: Townhouse (Single)



2/384 Station St THORNBURY 3071 (REI/VG)

2 1 1

Agent Comments

Price: $739,000
Method: Private Sale
Date: 14/05/2024
Property Type: Townhouse (Single)

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161

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