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	103 Bastings Street, Northcote Vic 3070

Indicative selling price

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

Single price $1,800,000

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	3a McCutcheon St NORTHCOTE 3070	$1,725,000	30/01/2024
2	99a Christmas St NORTHCOTE 3070	$1,831,000	16/03/2024
3	27A Hillside Av NORTHCOTE 3070	$1,850,000	13/03/2024

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: 12/06/2024 11:26

103 Bastings Street, Northcote Vic 3070

Stefan Di Loreto
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Indicative Selling Price
$1,800,000
Median House Price
March quarter 2024: $1,755,000



4 3 2

Property Type: House
Land Size: 258 sqm approx

Agent Comments

Comparable Properties



3a McCutcheon St NORTHCOTE 3070 (REI/VG)

4 3 2

Price: $1,725,000
Method: Sold Before Auction
Date: 30/01/2024
Property Type: House (Res)
Land Size: 212 sqm approx

Agent Comments



99a Christmas St NORTHCOTE 3070 (REI)

3 2 2

Price: $1,831,000
Method: Auction Sale
Date: 16/03/2024
Property Type: House (Res)

Agent Comments



27A Hillside Av NORTHCOTE 3070 (REI/VG)

4 2 2

Price: $1,850,000
Method: Sold Before Auction
Date: 13/03/2024
Property Type: House (Res)
Land Size: 280 sqm approx

Agent Comments

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