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	124 Mitchell Street, Northcote Vic 3070

Indicative selling price

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

Range between $950,000 & $1,045,000

Median sale price

Median price $1,660,000 Property Type House Suburb Northcote

Period - From 18/04/2023 to 17/04/2024 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	197 Darebin Rd THORNBURY 3071	$1,020,000	23/11/2023
2	20 Merri Pde NORTHCOTE 3070	$1,015,000	08/04/2024
3	297 Raleigh St THORNBURY 3071	$980,000	29/10/2023

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: 18/04/2024 10:26

124 Mitchell Street, Northcote Vic 3070

Kristian Pithie
9403 9300
0423 294 253
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2 1 0

Property Type: House

Agent Comments

Indicative Selling Price
$950,000 - $1,045,000
Median House Price
18/04/2023 - 17/04/2024: $1,660,000

Comparable Properties

197 Darebin Rd THORNBURY 3071 (VG)

2 - -

Price: $1,020,000
Method: Sale
Date: 23/11/2023
Property Type: House - Duplex (Semi-detached)
Land Size: 452 sqm approx

Agent Comments



20 Merri Pde NORTHCOTE 3070 (REI)

2 1 1

Price: $1,015,000
Method: Private Sale
Date: 08/04/2024
Property Type: House

Agent Comments



297 Raleigh St THORNBURY 3071 (REI/VG)

2 1 1

Price: $980,000
Method: Private Sale
Date: 29/10/2023
Property Type: House
Land Size: 198 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9403 9300

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