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	9/4 Mccracken Avenue, Northcote Vic 3070

Indicative selling price

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

Range between $700,000 & $750,000

Median sale price

Median price $783,500 Property Type Unit Suburb Northcote

Period - From 01/04/2024 to 30/06/2024 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	201/23-25 Clapham St THORNBURY 3071	$705,000	18/06/2024
2	12/412 High St NORTHCOTE 3070	$725,000	23/05/2024
3	7/162 Clarke St NORTHCOTE 3070	$750,000	20/08/2024

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: 26/08/2024 12:55

9/4 Mccracken Avenue, Northcote Vic 3070

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2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$700,000 - $750,000
Median Unit Price
June quarter 2024: $783,500

Comparable Properties



201/23-25 Clapham St THORNBURY 3071 (REI)

2 1 1

Price: $705,000
Method: Private Sale
Date: 18/06/2024
Property Type: Apartment

Agent Comments



12/412 High St NORTHCOTE 3070 (REI/VG)

2 2 1

Price: $725,000
Method: Private Sale
Date: 23/05/2024
Property Type: Apartment

Agent Comments



7/162 Clarke St NORTHCOTE 3070 (REI)

2 1 1

Price: $750,000
Method: Sold Before Auction
Date: 20/08/2024
Property Type: Apartment

Agent Comments

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