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 Northcote Street, Northcote Vic 3070

Indicative selling price

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

Range between $1,000,000 & $1,100,000

Median sale price

Median price $1,716,000 Property Type House Suburb Northcote

Period - From 01/10/2022 to 31/12/2022 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	274 Raleigh St THORNBURY 3071	$1,120,229	29/10/2022
2	104 Arthurton Rd NORTHCOTE 3070	$1,080,000	10/12/2022
3	13 Claude St NORTHCOTE 3070	$1,000,000	09/11/2022

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: 22/02/2023 12:13

9 Northcote Street, Northcote Vic 3070

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3 1

Property Type: House
Land Size: 209 sqm approx

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
December quarter 2022: $1,716,000

Comparable Properties



274 Raleigh St THORNBURY 3071 (REI)

3 1 1

Price: $1,120,229
Method: Sold Before Auction
Date: 29/10/2022
Property Type: House (Res)

Agent Comments



104 Arthurton Rd NORTHCOTE 3070 (REI)

2 1 1

Price: $1,080,000
Method: Auction Sale
Date: 10/12/2022
Property Type: House (Res)

Agent Comments



13 Claude St NORTHCOTE 3070 (REI)

2 1 -

Price: $1,000,000
Method: Private Sale
Date: 09/11/2022
Property Type: House

Agent Comments

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