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	22 Urquhart Street, Northcote Vic 3070

Indicative selling price

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

Range between $1,050,000 & $1,150,000

Median sale price

Median price $1,652,500 Property Type House Suburb Northcote

Period - From 01/10/2023 to 30/09/2024 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	29 Ivan St FITZROY NORTH 3068	$1,282,500	05/10/2024
2	14 Hilton St CLIFTON HILL 3068	$1,170,000	05/10/2024
3	13 Noone St CLIFTON HILL 3068	$1,270,000	26/09/2024

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: 17/10/2024 13:12

22 Urquhart Street, Northcote Vic 3070

Nelson Alexander



- -

Property Type:
Agent Comments

Indicative Selling Price
$1,050,000 - $1,150,000
Median House Price
Year ending September 2024: $1,652,500

Comparable Properties



29 Ivan St FITZROY NORTH 3068 (REI)

3 1 1

Price: $1,282,500
Method: Auction Sale
Date: 05/10/2024
Property Type: House (Res)

Agent Comments



14 Hilton St CLIFTON HILL 3068 (REI)

3 1 -

Price: $1,170,000
Method: Auction Sale
Date: 05/10/2024
Property Type: House (Res)

Agent Comments



13 Noone St CLIFTON HILL 3068 (REI)

3 1 -

Price: $1,270,000
Method: Private Sale
Date: 26/09/2024
Property Type: House (Res)

Agent Comments

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133

REIV THE DIFFERENCE | propertydata.com.au

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