

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

3/10 Langwells Parade, Northcote Vic 3070

Indicative selling price

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

Single price \$1,265,000

Median sale price

Median price \$610,500

Property Type Unit

Suburb Northcote

Period - From 02/09/2023

to 01/09/2024

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	13/198 Beavers Rd NORTHCOTE 3070	\$1,300,000	16/05/2024
2	8/32 Albert St BRUNSWICK EAST 3057	\$1,250,000	06/04/2024
3	1/42 King St FITZROY NORTH 3068	\$1,269,500	14/03/2024

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:

02/09/2024 10:54

Luke Brizzi

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Indicative Selling Price

\$1,265,000

Median Unit Price

02/09/2023 - 01/09/2024: \$610,500



 3  2  1

Property Type:

Agent Comments

Comparable Properties



13/198 Beavers Rd NORTHCOTE 3070 (REI/VG) Agent Comments

 3  3  2

Price: \$1,300,000

Method: Private Sale

Date: 16/05/2024

Property Type: Townhouse (Single)



8/32 Albert St BRUNSWICK EAST 3057 (REI/VG) Agent Comments

 3  2  2

Price: \$1,250,000

Method: Sold Before Auction

Date: 06/04/2024

Property Type: Townhouse (Res)



1/42 King St FITZROY NORTH 3068 (REI/VG) Agent Comments

 3  1  2

Price: \$1,269,500

Method: Sold Before Auction

Date: 14/03/2024

Property Type: Townhouse (Res)

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