

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

4B Johnson Street, Northcote Vic 3070

Indicative selling price

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

Range between \$1,075,000 & \$1,150,000

Median sale price

Median price \$1,650,000 Property Type House Suburb Northcote

Period - From 01/07/2024 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	10A Northcote St NORTHCOTE 3070	\$1,220,000	15/06/2024
2	3 Hunter St NORTHCOTE 3070	\$1,142,500	28/10/2024
3	19 Turnbull Gr NORTHCOTE 3070	\$1,060,000	18/10/2024

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.~~

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Indicative Selling Price

\$1,075,000 - \$1,150,000

Median House Price

September quarter 2024: \$1,650,000



3 1 1

Property Type: House (Res)

Land Size: 180 sqm approx

Agent Comments

Comparable Properties



10A Northcote St NORTHCOTE 3070 (REI)

Agent Comments

2 1 1

Price: \$1,220,000

Method:

Date: 15/06/2024

Property Type: House



3 Hunter St NORTHCOTE 3070 (REI)

Agent Comments

2 1 -

Price: \$1,142,500

Method: Private Sale

Date: 28/10/2024

Property Type: House



19 Turnbull Gr NORTHCOTE 3070 (REI)

Agent Comments

2 1 1

Price: \$1,060,000

Method: Private Sale

Date: 18/10/2024

Property Type: House (Res)

Account - McGrath | P: 03 9489 9422 | F: 03 9486 2614



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