

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

2 Hartington Street, Northcote Vic 3070

Indicative selling price

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

Range between \$1,800,000 & \$1,900,000

Median sale price

Median price \$1,531,000 Property Type House 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	69 Bastings St NORTHCOTE 3070	\$1,922,000	04/05/2024
2	128 St Georges Rd NORTHCOTE 3070	\$1,800,000	25/07/2024
3	34 Auburn Av NORTHCOTE 3070	\$1,880,000	07/03/2024

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:

07/08/2024 11:02

2 Hartington Street, Northcote Vic 3070

McGrath

Gino De Iesi
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Indicative Selling Price

\$1,800,000 - \$1,900,000

Median House Price

June quarter 2024: \$1,531,000



 3  1  3

Property Type:

Agent Comments

Comparable Properties



69 Bastings St NORTHCOTE 3070 (REI)

Agent Comments

 4  1  2

Price: \$1,922,000

Method:

Date: 04/05/2024

Property Type: House



128 St Georges Rd NORTHCOTE 3070 (REI)

Agent Comments

 5  3  3

Price: \$1,800,000

Method: Sold Before Auction

Date: 25/07/2024

Property Type: House (Res)



34 Auburn Av NORTHCOTE 3070 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,880,000

Method: Sold Before Auction

Date: 07/03/2024

Property Type: House (Res)

Land Size: 516 sqm approx

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



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