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<br>Including suburb and postcode | 77 Arthurton Road Northcote VIC 3070 |

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

| | | | | | |
|---|---|---|---|---|---|
| ~~Single Price~~ | | or range between | $1,400,000 | & | $1,540,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $1,455,000 | Property type | House | Suburb | Northcote |
| Period-from | 01 Feb 2020 | to | 31 Jan 2021 | Source | Corelogic |

## 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 6 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 |
|---|---|---|
| 49 Jenkins Street Northcote VIC 3070 | $1,515,000 | 26-Oct-20 |
| 69 Kellett Street Northcote VIC 3070 | $1,540,000 | 05-Dec-20 |
| 18 French Avenue Northcote VIC 3070 | $1,570,000 | 05-Aug-20 |

**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 6 months.~~

This Statement of Information was prepared on: 15 February 2021

HarringtonEarl Your Property. Our Passion.

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**49 Jenkins Street Northcote VIC 3070**

3 1 2

Sold Price **$1,515,000** Sold Date **26-Oct-20**

Distance **1.45km**

**69 Kellett Street Northcote VIC 3070**

3 1 2

Sold Price RS **$1,540,000** Sold Date **05-Dec-20**

Distance **1.61km**

**18 French Avenue Northcote VIC 3070**

3 1 2

Sold Price **$1,570,000** Sold Date **05-Aug-20**

Distance **1.91km**

**RS** = Recent sale **UN** = Undisclosed Sale

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