

# 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 Woolhouse Street, Northcote Vic 3070

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,580,000 & \$2,800,000

### Median sale price

Median price \$1,600,000 Property Type House Suburb Northcote

Period - From 01/10/2024 to 31/12/2024 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 | 51 Gladstone Av NORTHCOTE 3070  | \$2,850,000 | 02/10/2024   |
| 2 | 99 Westbourne Gr NORTHCOTE 3070 | \$2,890,000 | 07/09/2024   |
| 3 | 6 Mclachlan St NORTHCOTE 3070   | \$2,928,000 | 07/09/2024   |

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: 19/02/2025 11:18

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 4  4  2

**Property Type:** House

**Agent Comments**

**Indicative Selling Price**

\$2,580,000 - \$2,800,000

**Median House Price**

December quarter 2024: \$1,600,000

## Comparable Properties



**51 Gladstone Av NORTHCOTE 3070 (REI/VG)**

**Agent Comments**

 5  4  1

**Price:** \$2,850,000

**Method:** Sold Before Auction

**Date:** 02/10/2024

**Property Type:** House (Res)

**Land Size:** 415 sqm approx



**99 Westbourne Gr NORTHCOTE 3070 (REI/VG)**

**Agent Comments**

 4  1  3

**Price:** \$2,890,000

**Method:** Auction Sale

**Date:** 07/09/2024

**Property Type:** House (Res)

**Land Size:** 562 sqm approx



**6 Mclachlan St NORTHCOTE 3070 (REI/VG)**

**Agent Comments**

 4  3  -

**Price:** \$2,928,000

**Method:** Auction Sale

**Date:** 07/09/2024

**Property Type:** House (Res)

**Land Size:** 373 sqm approx

**Account - Whitefox Real Estate | P: 96459699**



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