

5/11 Langwells Parade, Northcote Vic 3070



2 Bed 2 Bath 1 Car
Property Type: Townhouse
 (Single)
Indicative Selling Price
 \$749,000
Median House Price
 14/03/2023 – 13/03/2024:
 \$978,888

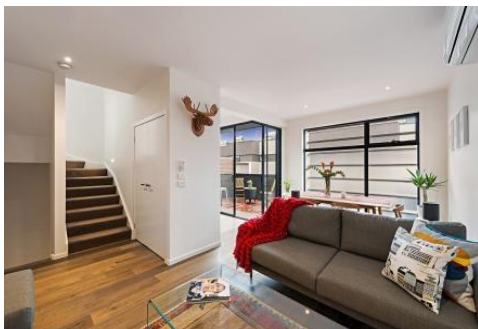
Comparable Properties



4/12 Eastment Street, Northcote 3070 (REI/VG)
2 Bed 2 Bath 1 Car
Price: \$775,000
Method: Private Sale
Date: 30/10/2023
Property Type: Apartment
Agent Comments: Newer property One level Comparable property



11/14 Albert Street, Northcote 3070 (REI/VG)
2 Bed 1 Bath 1 Car
Price: \$770,000
Method: Private Sale
Date: 15/01/2024
Property Type: Townhouse (Single)
Agent Comments: Smaller internal size Comparable location Newer property Comparable property



3/70 Gadd Street, Northcote (VG)
2 Bed 1 Bath 1 Car
Price: \$750,000
Method: Sale
Date: 23/12/2023
Property Type: Strata Unit - Conjoined
Agent Comments: Smaller property More recent build Comparable location Comparable property

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

5/11 Langwells Parade, Northcote Vic 3070

Indicative selling price

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

Single price

\$749,000

Median sale price

Median price

\$978,888

Townhouse

x

Suburb

Northcote

Period - From

14/03/2023

to

13/03/2024

Source

REIV

Comparable property sales

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
4/12 Eastment Street, NORTHCOTE 3070	\$775,000	30/10/2023
11/14 Albert Street, NORTHCOTE 3070	\$770,000	15/01/2024
3/70 Gadd Street, NORTHCOTE 3070	\$750,000	23/12/2023

This Statement of Information was prepared on:

27/03/2024