

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

102 Arthurlton Road, Northcote Vic 3070

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,716,000

Property Type House

Suburb Northcote

Period - From 01/10/2022

to 31/12/2022

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	104 Arthurlton Rd NORTHCOTE 3070	\$1,080,000	10/12/2022
2	108 Beavers Rd NORTHCOTE 3070	\$1,060,000	08/12/2022
3	4 Latham St NORTHCOTE 3070	\$1,060,000	05/12/2022

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:

04/04/2023 11:44

Eric Brown

9480 2288

0474 870 856

eric.b@lovere.com.au

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

December quarter 2022: \$1,716,000



2 2 2

Property Type: Home

Land Size: 347 sqm approx

Agent Comments

Comparable Properties



104 Arthurton Rd NORTHCOTE 3070 (REI)

Agent Comments

2 1 1

Price: \$1,080,000

Method: Auction Sale

Date: 10/12/2022

Property Type: House (Res)



108 Beavers Rd NORTHCOTE 3070 (REI)

Agent Comments

2 1 -

Price: \$1,060,000

Method: Private Sale

Date: 08/12/2022

Property Type: House



4 Latham St NORTHCOTE 3070 (REI)

Agent Comments

2 1 1

Price: \$1,060,000

Method: Private Sale

Date: 05/12/2022

Property Type: House

Account - Love & Co