

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

Range between \$2,700,000 & \$2,900,000

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	17 Mitchell St PRESTON 3072	\$2,707,500	26/09/2024
3	99 Westbourne Gr NORTHCOTE 3070	\$2,890,000	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: 23/01/2025 14:00

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4 4 2

Property Type: House

Agent Comments

Indicative Selling Price

\$2,700,000 - \$2,900,000

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



17 Mitchell St PRESTON 3072 (REI/VG)

Agent Comments

4 2 3

Price: \$2,707,500

Method: Sold Before Auction

Date: 26/09/2024

Property Type: House (Res)

Land Size: 537 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

Account - Whitefox Real Estate | P: 96459699



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