

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

32 Oxford Street, Northcote Vic 3070

Indicative selling price

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

Range between

\$2,800,000

&

\$3,000,000

Median sale price

Median price

\$1,755,000

Property Type

House

Suburb

Northcote

Period - From

01/01/2024

to

31/03/2024

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	125 Rowe St FITZROY NORTH 3068	\$3,000,000	24/11/2023
2	93 Rathmines St FAIRFIELD 3078	\$2,875,000	23/03/2024
3	8 Swift St NORTHCOTE 3070	\$2,850,000	25/01/2024

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:

01/05/2024 16:28



 4  3  1

Property Type: House (Previously Occupied - Detached)

Land Size: 475 sqm approx

Agent Comments

Comparable Properties



125 Rowe St FITZROY NORTH 3068 (REI/VG)

Agent Comments

 4  1  1

Price: \$3,000,000

Method: Private Sale

Date: 24/11/2023

Property Type: House

Land Size: 215 sqm approx



93 Rathmines St FAIRFIELD 3078 (REI)

Agent Comments

 4  2  2

Price: \$2,875,000

Method: Auction Sale

Date: 23/03/2024

Property Type: House (Res)



8 Swift St NORTHCOTE 3070 (REI)

Agent Comments

 4  3  2

Price: \$2,850,000

Method: Private Sale

Date: 25/01/2024

Property Type: House