

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

2 Mcfarlane Street, Northcote Vic 3070

Indicative selling price

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

Range between \$1,700,000

&

\$1,800,000

Median sale price

Median price \$1,656,500

Property Type House

Suburb Northcote

Period - From 05/09/2022

to

04/09/2023

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	13 Cunningham St NORTHCOTE 3070	\$1,850,000	16/08/2023
2	58 Beaconsfield Pde NORTHCOTE 3070	\$1,750,000	24/03/2023
3	187 Victoria Rd NORTHCOTE 3070	\$1,670,000	20/05/2023

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:

05/09/2023 18:57

2 Mcfarlane Street, Northcote Vic 3070



John Bisignano
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Indicative Selling Price

\$1,700,000 - \$1,800,000

Median House Price

05/09/2022 - 04/09/2023: \$1,656,500



3 1.5 3

Property Type: House

Land Size: 335 sqm approx

Agent Comments

Comparable Properties



13 Cunningham St NORTHCOTE 3070 (REI)

Agent Comments

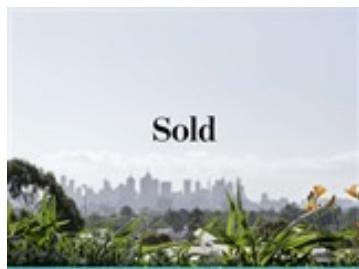
3 1 1

Price: \$1,850,000

Method: Private Sale

Date: 16/08/2023

Property Type: House



58 Beaconsfield Pde NORTHCOTE 3070 (REI)

Agent Comments

3 1 1

Price: \$1,750,000

Method: Private Sale

Date: 24/03/2023

Property Type: House



187 Victoria Rd NORTHCOTE 3070 (REI/VG)

Agent Comments

4 2 2

Price: \$1,670,000

Method: Auction Sale

Date: 20/05/2023

Property Type: House (Res)

Land Size: 445 sqm approx

Account - THE BISI AGENT | P: 0413067916 | F: 03 9482 2055



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